



2015- 2030



# Basic Conditions Statement

January 2016

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# 1 Introduction

## 1.1 Introduction

This Basic Conditions Statement has been produced to explain how the proposed East Bergholt Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

## 1.2 Background to the East Bergholt Neighbourhood Development Plan

The draft plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members and a large number of community volunteers. The Neighbourhood Plan belongs to the people of East Bergholt.

## 1.3 Supporting documents and evidence

The East Bergholt Neighbourhood Plan is supported by a Consultation Statement, Sustainability Appraisal and Scoping Report and this Basic Conditions Statement.

# 2 Basic Conditions

## 2.1 Basic Conditions

This Basic Conditions Statement has been prepared to accompany the East Bergholt Neighbourhood Development Plan (EBNDP). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that the EBNDP must

- (i) have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) contribute to the achievement of sustainable development;
- (iii) be in general conformity with the strategic policies contained in the local plan for the area; and
- (iv) be compatible with EU obligations, including human rights requirements.

## 2.2 Regulatory requirements – East Bergholt Neighbourhood Development Plan (EBNDP)

The EBNDP 2015 – 2030 is a Neighbourhood Plan as defined in the Localism Act 2011. The plan deals with planning issues which specifically relate to the use and development of land. The EBNDP 2015 – 2030 has been submitted by East Bergholt Parish Council, which is a qualifying body as defined in the Localism Act 2011. The EBNDP will have effect until December 2030. The EBNDP does not contain policies that relate to excluded development.

## 2.3 Neighbourhood Area

The EBNDP covers the whole of the Civil Parish of East Bergholt in Babergh District, in the County of Suffolk. The boundary of the Neighbourhood Area is shown in Appendix B.5 in the EBNDP. East Bergholt Parish Council submitted the application to designate the Neighbourhood Area. In accordance with part 2 of the Regulations Babergh District Council, the local planning authority, publicised the Neighbourhood Area application from East Bergholt Parish Council over a consultation period beginning on 29 January and ending on 12 March 2014. Babergh District Council designated the whole of the civil parish of East Bergholt as a Neighbourhood Area via an Executive decision on 31st March 2014. East Bergholt Parish Council confirms that the East Bergholt Neighbourhood Development Plan (EBNDP) relates only to the Civil Parish of East Bergholt and to no other Neighbourhood Area. EBNDP is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for any part of the Neighbourhood Area.

# 3 Conformity with the National Planning Policy Framework

Appendix 1 cross references the Neighbourhood Plan policies with those of the NPPF.

Schedule 4B to the Town and Country Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet:

- 8.(1) The examiner must consider the following—
  - (a) whether the draft neighbourhood development plan meets the basic conditions (see sub paragraph (2)),
  - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L,
  - (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
  - (e) such other matters as may be prescribed.
- (2) A draft neighbourhood development plan meets the basic conditions if—
  - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
  - (c) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

- (d) 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),
  - (e) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
  - (f) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- (6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

Para 8 of schedule 48 to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

The EBNDP must have appropriate regard to national policy. The following section describes how the EBNDP relates to the National Planning Policy Framework (NPPF, March 2012).

### **Paragraph 2a**

***A draft neighbourhood development plan meets the basic conditions if -***

***(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan***

## **3.1 The National Planning Policy Framework**

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

## **3.2 NPPF**

NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:

1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area
2. Be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

3. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities
4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
5. Take account of the different roles and character of different areas ... promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it
6. Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resource
7. Contribute to conserving and enhancing the natural environment and reducing pollution
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
10. Conserve heritage assets in a manner appropriate to their significance
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
12. Take account of and support local strategies to improve health, social and cultural wellbeing for all

### 3.3 Principles

These principles have been embodied throughout the construction of the East Bergholt Neighbourhood Plan, which has had regard to the following key policy areas as evidenced below.

### 3.4 Building a strong, competitive economy

The East Bergholt NDP is in general conformity with building a strong, competitive economy promoted in the NPPF, as it promotes sustainable development, employment opportunities and focuses on enhancing community facilities and infrastructure to support the local community.

**Building a strong, competitive economy**

<p>The NPPF Para 21 states that LPA's should plan positively for local inward investment to match and meet anticipated needs over the plan period. Support should be given to existing business whilst identifying priority areas for infrastructure provision and environmental enhancement. The NPPF encourages flexible working practices such as the integration of residential and commercial units within the same unit.</p>	<p>The East Bergholt NDP builds upon the vision, focusing on the area thriving as a vibrant and distinctive village. The plan aims to strengthen and support economic activity, whilst prioritising local distinctiveness in every element of change and growth.</p> <p>Policies EB16, EB17, EB18, EB19, EB20, EB21, EB22, EB23, and EB 24</p>
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### 3.5 Vitality of town centres

The East Bergholt NDP is in general conformity with ensuring the vitality of the town centre policy of the NPPF. The East Bergholt NDP supports employment and the vibrancy and vitality of East Bergholt village centre by diversifying and enhancing the range of local shops and commercial services.

<b>Ensuring the vitality of town centres</b>	
<p>Para 23 of the NPPF recognises that town/local centres are the heart of the community. Promotion of a distinctive and flourishing local economy, exhibiting vitality and dynamism will assist in the strengthening of the local economy and provide local facilities to new and existing residents.</p>	<p>The East Bergholt NDP sets out the following specific policies that intend to ensure the vitality of the existing village, EB16, EB17, EB18, EB22, EB24</p>

### 3.6 Support for Rural Economy

The East Bergholt NDP is in general conformity with supporting a prosperous rural economy policy of the NPPF. The East Bergholt NDP supports employment, local facilities are supported by enhancing the vibrancy and vitality of East Bergholt village centre, through diversifying and enhancing the range of local shops and commercial services.

<b>Supporting a prosperous rural economy</b>	
<p>The NPPF Para 28 states that sustainable growth and expansion of all business types will be supported along with the retention and development of local services and community facilities in villages, such as</p>	<p>Supporting small-scale expansion of existing employment premises across the Parish, will assist in the delivery of a prosperous rural economy.</p>

shops, meeting places, sports venues and cultural facilities.	The East Bergholt NDP sets out the following specific policies that are intended to support a prosperous rural economy: EB16 – EB24, EB25
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### 3.7 Promote Sustainable Transport

The East Bergholt NDP is in general conformity with the promoting sustainable transport policy of the NPPF. The East Bergholt NDP seeks to maximise opportunities for sustainable methods of transport.

<b>Promoting sustainable transport</b>	
Para 37 of the NPPF states that policies should aim for a balance of land uses within their area, allowing for people to be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.	<p>Providing an outstanding quality of life for residents in the East Bergholt Parish is a key element of the vision. The aim of the NDP is to seek ongoing improvements to transport.</p> <p>The East Bergholt NDP sets out the following policies that promote sustainable transport: Policies EB12, EB13, EB14 AND EB15</p>

### 3.8 High Quality Infrastructure

The East Bergholt NDP is in general conformity with the supporting high quality infrastructure policy of the NPPF. The East Bergholt NDP seeks to maximise opportunities for making provision for developing infrastructure including high speed broadband

<b>Supporting high quality communication infrastructure</b>	
Para 162 of the NPPF, refers to infrastructure and specifically the provision of telecommunication infrastructure. Para 42 specifically refers to the development of high speed broadband technology which plays a vital role in the provision of local community facilities and services.	<p>The policies in the East Bergholt NDP seek to redress the balance of connectivity by helping ensure that developers do their share of connectivity work.</p> <p>An objective of the East Bergholt NDP is to seek ongoing improvements to digital connectivity.</p> <p>The East Bergholt NDP sets out the following policy that is intended to support</p>

	high quality communication infrastructure: EB25
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### 3.9 Deliver a wide choice of high quality homes

The East Bergholt NDP is in general conformity with delivering a wide choice of high quality homes policy of the NPPF. The East Bergholt NDP seeks to deliver a mix of homes with a maximum 30% element of affordable housing.

<b>Delivering a wide choice of high quality homes</b>	
<p>The NPPF para 54 states that LPA's should be responsive to local needs particularly for affordable housing. It is appropriate that NDP's as locally specific and statutory elements of the adopted Development Plan can set the criteria that refine the application of National Policy. It is clear that the NPPF does not wish to set a blanket approach to such elements of policy and a NDP is an appropriate mechanism to provide a locally distinctive approach to the aspect of policy.</p>	<p>Delivery of a housing growth strategy tailored to the needs and context of East Bergholt is an objective of the Plan's vision for the Village.</p> <p>Policies EB1 – EB6 and Projects EB1-EB4 are designed to deliver the housing that the evidence shows are required both for East Bergholt and its hinterland villages (minus Brantham) (Appendix D.4, D.5, D.6) and which will provide best fit with the infrastructure constraints in schools (Appendix D.7) and transport (Appendix D.5). Evidence of local market demand for housing and types of houses was taken from the local estate agents (Appendix D.6)</p>
<p>The NPPF para 15 refers to the presumption in favour of sustainable development. This policy is aimed at delivering development that is sustainable in many ways, including:</p> <ul style="list-style-type: none"> <li>• Providing affordable housing in all parishes, improving the community sustainability for local people to remain in their communities.</li> <li>• Reusing existing buildings secures the reuse of embedded energy in the original building.</li> <li>• In terms of community sustainability and the delivery of affordable housing the needs of these communities are small but nevertheless acute. A small change to policy can have a dramatic effect to the sustainability of such communities.</li> </ul>	<p>Policies EB1, EB2:</p> <ul style="list-style-type: none"> <li>• will deliver housing growth in a manner which residents of the village welcome. The minimum number of growth is identified as 86+/- 22. The deliverability of this target number has been positively tested in discussion with local Landowners (Appendix ??? letters from Landowners) and Developers</li> <li>• will maximise integration with the village to sustain this strong community. The size of individual development sites is 15 based on Village Questionnaire (Appendix C.7) and upon evidence of previous building in the village.</li> <li>• criteria are designed to be sensitive to</li> </ul>

	<p>the Landscape Assessment (Appendix D.10 and D.11). The criteria based development (rather than site allocation) approach with small estates means that there are a larger number of sites on the edges of the BUAB that meet the landscape criteria.</p> <ul style="list-style-type: none"> <li>• brownfield sites that meet the criteria in policies EB1, EB2 will be encouraged.</li> <li>• phase houses proportionately over the period of the Plan in order to allow for the timely development of the infrastructure of schools and transport to develop to support the new housing.</li> </ul>
<p>The NPPF encourages a mix of housing to create a choice of house types. It seeks mixed and inclusive communities through planning for demographic trends. The NPPF also defines intermediate affordable housing as housing that is sub market and restricted to eligible households by reference to local incomes and house prices.</p>	<p>The East Bergholt NDP sets out the specific policies that are intended to deliver a good mix of high quality homes:</p> <p>Policies EB3, EB4, EB5 and EB6:</p> <ul style="list-style-type: none"> <li>• aim to develop housing mix that meets the needs of people identified in Village Questionnaire (Appendix C.7) and Housing Needs Survey (Appendix D.4)</li> <li>• will consider land of higher value for development for the purposes of older people’s residences in close proximity to the community services.</li> <li>• the criteria in Policy EB4 ensures estates are built with mixed type housing, with an emphasis on 40% affordable and low cost houses.</li> </ul>

### 3.10 Promotes good design policy

The East Bergholt NDP is in general conformity with the promoting the requiring good design policy of the NPPF. The East Bergholt NDP seeks to deliver a mix of housing that respects and enhances the natural, built and historic environment. As well as protecting the local character of the area and seeks to take every opportunity to reduce carbon emissions whilst incorporating locally distinctive features through the design of new development.

**Requiring good design**

<p>Para 56 of the NPPF states that good design is a key aspect of sustainable development. Developments should ensure that they add to the overall quality of the area for the lifetime of the development, establishing a strong sense of place responding to local character, and are safe yet attractive.</p>	<p>Sensitive development which protects and enriches the landscape and built setting is a key objective of the vision for East Bergholt NDP.</p> <p>EB10, EB11</p>
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### 3.11 Promote the health of the community

The East Bergholt NDP is in general conformity with the promoting the health of community’s policy of the NPPF. The East Bergholt NDP seeks to maintain the local facilities of the area and where required enhance them, and increase sustainable methods of transport including walking and cycling.

<p><b>Promoting healthy communities</b></p>	
<p>The planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF Para 69 promotes the creating of safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas.</p>	<p>The East Bergholt NDP supports and actively promotes healthy communities through a number of aims and the wider vision.</p> <p>The East Bergholt NDP sets out the following policies to promote healthy communities: EB1 – EB11. These include ensuring existing footpaths and cycle routes are maintained and new ones incorporated in new developments.</p>
<p>Access to high quality open spaces and opportunities for sport and recreation are promoted in Para 73 of the NPPF for making an important contribution to the health and well-being of communities. Building on existing open space, sports and recreation buildings and land will only be permitted under exceptional circumstances.</p>	<p>Policies EB8, EB9, EB14, EB15 include:</p> <p>Development which would result in the loss of, or would adversely affect the function or appearance of, an Area of Important Open Space identified in Appendix D11 will only be permitted in cases where there are exceptional circumstances relating to essential utility infrastructure and no alternative is available.</p> <p>Proposals for development must demonstrate that ecological considerations have been properly assessed in relation to the application site and those adjacent to it where appropriate. Where necessary</p>

	appropriate mitigation measures will be carried out including reducing recreational pressure on Stour & Orwell Special Protection Areas. Where adverse impacts on biodiversity cannot be avoided, necessary appropriate mitigation measures or, as a last resort, compensation measures will be carried out as required.
The NPPF encourages NDP to identify special protection green spaces which have significant importance to the community.	Policy EB8 includes:  The landscape and environment policy of the NDP protects green spaces from development except in exceptional circumstances. Consideration will be in terms of need and mitigation measures to meet N.E. Accessible Green Space Standard (ANGSt)

### 3.12 Meeting the challenge of climate change

The East Bergholt NDP is in general conformity with the meeting the challenges of climate change and flooding policy of the NPPF. The East Bergholt NDP local character policy, requires designs where practicable to reduce carbon emissions, and requires new development to consume resources in the most effective way.

<b>Meeting the challenge of climate change, flooding and coastal change</b>	
<p>Local Authorities are encouraged to adopt proactive strategies to mitigate and adapt to climate change, taking into full account that of flood risk.</p> <p>Para 95 of the NPPF states that in order to support the move to a low carbon future, LPA's should plan for new development in locations and ways which reduce greenhouse gas emissions. Actively support energy efficiency improvements to existing buildings and set local requirements for sustainable buildings that is consistent with the Governments zero carbon policy and adopt nationally described standards.</p>	<p>East Bergholt NDP highlights the importance of local communities taking action in their local area to tackle climate change at a local level and where possible as a national or global issue. The Plan endorses policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce carbon footprints.</p> <p>The East Bergholt NDP sets out the following policies to meet the challenge of climate change, flooding and costal change: EB26, EB27</p>

### 3.13 Conserving and enhancing the natural environment

The Neighbourhood Plan designates green spaces in line with the NPPF demonstrating general conformity.

<b>Conserving and enhancing the natural environment</b>	
Para 76 of the NPPF allows for Neighbourhood Development Plans to designate land as Local Green Space which prevents development other than in special circumstances. Local Green Space designation should only be permitted where the area is in close proximity to the community it serves, and where it can be demonstrated to hold a particular local significance.	The justification for the designation is set out in EB8 and appendix D12 of the Neighbourhood Plan
Para 109 of the NPPF reinforces that planning should contribute to and enhance the natural and local environment, through protecting existing landscapes and minimising impacts on biodiversity. Brownfield development should be encouraged, providing the land is not of high environmental value.	This is supported by EB2 of the Neighbourhood Plan
The NPPF states that the aim of conserving and enhancing the natural environment should be to minimise pollution and other adverse effects on the local and natural environment.	East Bergholt NDP aims to maintain the high quality natural environment with its protected wildlife interests through EB7 – EB9 of the Neighbourhood Plan.

### 3.14 Conserving and enhancing the historic environment

The East Bergholt NDP is in general conformity with the conserving and enhancing the historic environment policy of the NPPF.

<b>Conserving and enhancing the historic environment</b>	
NPPF para 126 states that LPA's should have a positive strategy for the conservation and enjoyment of the historic environment.	The East Bergholt NDP requires consideration for conserving and enhancing

<p>Proposals that preserve historic elements and character of the setting, which make a positive contribution to or better reveal the significance of the historic asset should be treated favourably.</p>	<p>the historic environment through the following policies: EB7 –EB11.</p> <p>By seeking respect and enhancing the surrounding natural and built environment; respecting local character and historic assets creating a strong sense of place, whilst allowing sustainable development providing it respects the character of the surroundings in scale and design.</p>
<p>Para 173 of the NPPF states that NDP’s do not seek to replace the policies in the Core strategy</p>	<p>The policies in the Neighbourhood Development Plan seek to refine and add detail that can be used in implementation</p>

## 4 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

### *Paragraph 2(d)*

*A draft neighbourhood development plan meets the basic conditions if -*

*(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development*

### 4.1 Sustainable development

Sustainable development is about positive growth - making economic, environmental and social progress for this and future generations.

### 4.2 Presumption in favour of development

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

### 4.3 Three dimensions

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

<b>an economic role</b> - contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;	Building a strong competitive economy Planning positively for housing growth to meet the needs of present and future generations
<b>a social role</b> - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing	Promoting healthy communities and sustainable transport Planning for good high quality design

<p><b>an environmental role</b> - contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>	<p>Protecting and enhancing the natural, built and historic environment of East Bergholt</p>
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#### 4.4 Upholding principles

The East Bergholt NDP upholds the principles of sustainable development and are considered throughout the plan making process and the East Bergholt NDP has considered all aspects of economic, social and environmental sustainability in its production.

## 5 CONFORMITY WITH THE STRATEGIES OF THE LOCAL AREA DEVELOPMENT PLAN

### *Paragraph 2(e)*

*A draft neighbourhood development plan meets the basic conditions if -*

*(e) 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)*

### 5.1 Conformity with local plan

Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. Section 38 of the Planning and Compulsory Purchase Act 2004 defines "development plan" as the development plan documents (DPDS's) adopted for the area and Schedule 8 extends this to include saved local plans.

### 5.2 Current local plan

The current adopted Local Plan for the area is the Babergh District Local Plan (adopted 2014). However, a new Local Plan for Babergh and Mid-Suffolk is due to be consulted upon in the near future. The East Bergholt Neighbourhood Plan has therefore been prepared before the up to date Local Plan is in place.

### 5.3 Babergh District Local Plan (Core Strategy)

Babergh District Local Plan was adopted February 2014, under the Planning and Compulsory Purchase Act 2004. The policies in the Babergh District Local Plan were saved until 2031.

### 5.4 Strategic context

The strategic context for the Local Plan comprises of national, regional and strategic planning policy.

### 5.5 Overall Vision

The overall vision of the Local Plan is supported by 8 specific objectives that cover: mixed and balanced communities; economic growth and prosperity; regeneration and renewal; provision of adequate infrastructure; response to climate change; local character and built / natural & historic environment; rural communities; and phasing of development to manage growth effectively.

Future growth is driven by ensuring provision is made for the right kinds of jobs and homes, in the right place, at the right time and is jobs led rather than homes led.

### 5.6 Overarching policies

The policies of the East Bergholt NDP are considered to be consistent with the following policies of the Babergh District Local Plan:

CS1 – Sustainable Development

CS2 – Settlement Pattern Policy

CS3 – Strategy for Growth and Development

CS11 – Strategy for Development Core and Hinterland Villages

CS12 – Sustainable Design and Construction Standards

CS13 – Renewable/Low Carbon Energy

CS14 – Green Infrastructure

CS15 – Implementing Sustainable Development in Babergh

CS16 – Town Village and Local Centres

CS17 – The Rural Economy

CS18 – Mix and Type of Dwelling

CS19 – Affordable Homes

CS20 – Rural Exception Sites

CS21 – Infrastructure Provision

## 5.7 East Bergholt NDP position

The East Bergholt NDP is intended to "become the blueprint for our village's future and ensure that it will continue to be maintained and developed by future generations living in East Bergholt".

## 5.8 East Bergholt NDP Alignment

It is considered that the East Bergholt NDP is aligned with and positively supports the strategic policies of the development plan for the area.

# 6 DETAILED CONSIDERATION OF EAST BERGHOLT NEIGHBOURHOOD DEVELOPMENT PLAN

Appendix 1 cross references the Neighbourhood Plan policies with those of the Local Plan.

## 6.1 East Bergholt NDP Housing Policy

The Housing policy of the East Bergholt NDP is considered to be in general conformity with the policies of the adopted Babergh District Local Plan as it seeks to provide a mix of new housing in East Bergholt, including a number of affordable units and exception schemes.

<b>EBNDP - Housing – Chapter 3</b>	<b>Babergh DC Local Plan</b>
<p>To enable managed housing growth in the Parish:</p> <ul style="list-style-type: none"><li>• Plan allows for a minimum number of 86 new homes over the Plan period 2015 to 2030, to be phased over three 5 year periods of 36, 30,20 homes</li><li>• requirements will be met through small scale developments of up to 15 homes</li><li>• 800 metres from Village Heart or Focal Points (Appendix D10)</li></ul>	<p>Policy CS3 sets out the scale and amount of housing for the plan period.</p> <p>CS18 Housing Mix and Type. The mix, type and size of the housing development will be expected to reflect established needs in the Babergh district. Residential development that provides for the needs of the District's population, particularly the needs of older</p>

<ul style="list-style-type: none"> <li>• Infill development sensitive (Policies EB10-11) respecting rhythm and pattern of existing within street scene</li> <li>• small scale on brown field land within or in close proximity to village development boundary subject to all policies in Plan</li> <li>• Exceptions will be made outside of 800 metres from Village Heart where: <ul style="list-style-type: none"> <li>(i) Site is previously developed</li> <li>(ii) Self-build maximum 2 homes adjacent to existing properties</li> <li>(iii) Conversion of existing buildings or is for rural exception site for affordable housing</li> <li>(iv) Schemes larger than 15 will only be permitted:</li> <li>(v) Within or immediately adjacent to village development boundaries and within 800 metres</li> <li>(vi) from Village Heart or Focal Points</li> <li>(vii) Exceptional benefit delivered to community by providing housing for the elderly and</li> <li>(viii) younger people with direct connections to East Bergholt</li> <li>(ix) Satisfy requirements of Policies EB10 and EB11</li> </ul> </li> <li>• Within the Village Heart small scale infill development permitted subject to being in line with all other policies in Plan</li> <li>• To conserve the presence of large gardens that are a feature of the village, back land development will be resisted</li> </ul> <p>Provide a mix of type and size of housing to support identified needs of the Parish</p> <ul style="list-style-type: none"> <li>• Approximately one third of properties should be one or two bedroomed terraced, semi- detached or maisonette properties.</li> <li>• The replacement of smaller homes with larger homes will be resisted</li> </ul>	<p>people will be supported where such local needs exist, and at a scale appropriate to the size of the development.</p> <p>Policy CS19 Affordable Homes. There will be a requirement for affordable homes to be provided within all new residential development. Affordable housing provision will be sought at a target of 35% of the total units provided. Where the proposed development is for only one or two dwellings and where affordable homes cannot be provided on site, a commuted sum will be required.</p> <p>CS20 Rural exception sites, allows for the authority to seek to permit residential development on small sites within or directly adjacent to the built up part of rural settlements in order to meet local affordable housing needs. The tenure split and mix will be reflected by the most up to date housing needs information.</p>
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<ul style="list-style-type: none"> <li>• Up to 1/3 of homes over Plan period meet needs of older people, to include sheltered as well as market housing suitable for older people and retirees</li> <li>• Development of supportive care accommodation for elderly living in or with close connection to the village will be welcome</li> </ul>	
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## 6.2 Landscape and Environment

The Landscape and Environment policy of the East Bergholt NDP is considered to be in general conformity with the adopted Babergh District Local Plan as it seeks to protect and enhance the natural environment, landscape and open/green space.

<b>EBNDP - Natural Environment, Landscape &amp; Open Space—Chapter 4</b>	<b>Babergh DC Local Plan</b>
<p>The EBNDP aims to protect and enhance the rural village character, its high quality landscape, including the Dedham Vale AONB, its heritage assets and its built environment (EB7). It will maintain the distinctive views in, around and approaching East Bergholt and its visual connectivity with the surrounding countryside.</p> <p>The areas listed below and shown on the map Fig 1, Appendix 11D are designated 'Areas of Importance Space' which are protected from new development unless very special circumstances can be demonstrated (EB8):</p> <p>Box Iron off Quintons Road</p> <p>Open area opposite entrance to the Hermitage on Quintons Road</p> <p>Primary School Field, Hadleigh Road</p> <p>Land fronting Heath Road in front of High School</p> <p>Triangle at junction of Gaston End and Heath Road</p>	<p>CS14 Green Infrastructure seeks to protect and enhance habitats, landscape, wildlife and open spaces.</p> <p>CS15 Implementing Sustainable Development in Babergh - Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment within designated sites covered by statutory legislation, such as AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas.</p>

<p>Triangle at junction of White Horse Road and B1070 known as Eley's Corner</p> <p>Land (currently undeveloped) including pond to the south of Gandish Road.</p> <p>Land (currently undeveloped) on the four corners of Gandish Road/Heath Road/Straight Road junction</p> <p>Land (currently undeveloped) to northeast of White Horse Road towards the B1070 junction</p> <p>Land (currently undeveloped) between Flatford loop road and Rectory Hill</p> <p>Land west of Hadleigh Road abutting cemetery</p> <p>Land west of Hadleigh Road and Elm Road Corner</p> <p>Land west of Woodgates Road and Quintons Corner</p> <p>Land south of Eley's Corner on B1070 Manningtree Road</p> <p>Land at bottom of Moores Lane to the east</p> <p>Playing field on Gandish Road</p> <p>Playing field off Flatford Road</p> <p>Car park behind Red Lion</p> <p>Cemetery</p> <p>Allotments by Church, behind Bell cage and Alms Houses off the Street</p> <p>Allotments between Heath Road and Chaplin Road</p> <p>Children's Play Area to the north of Broom Knoll</p> <p>Grass strip and triangle in front of Stour House</p> <p>The estates in East Bergholt were designed and built with grassed areas within them and at the entrances to them. These areas</p>	
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<p>provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.</p> <p>Green area in middle of Elm Estate</p> <p>Green verges inside and outside Foxhall Fields</p> <p>Area along Hadleigh Road, fronting Collingwood Field</p> <p>Green areas in Chaplin Road, Richardsons Road and Pitts End</p> <p>Green areas in Broom Knoll</p> <p>New development in the Parish should protect and enhance biodiversity and reflect the requirements of paragraphs 109,117 and 118 of the NPPF - Policy EB9 by:</p> <p>Seeking to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors.</p> <p>Respect local landscape character by reference to the Local Design Guidance (EBNDP Para 5.3.1)</p> <p>Support the creation of a network of green-spaces for sport and outdoor recreation to reduce recreational pressure on the Stour &amp; Orwell Estuaries Special Protection Areas.</p>	
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### 6.3 Design, Character and Heritage

The Design, Character and Heritage policy of the East Bergholt NDP is considered to be in general conformity with the adopted Babergh District Local Plan.

<b>EBNDP Design, Character and Heritage – Chapter 5</b>	<b>Babergh DC Local Plan</b>
East Bergholt as the birthplace and Suffolk home of John Constable is a heritage asset of National importance. To ensure protection of	CS1 Sustainable development - states that proposals will only be permitted where they are in accordance with the principles of

<p>this and many other heritage assets and their environs, new developments must enhance the open and special feel of the village.</p> <p>The Plan has considered and adopted the principles of the Building in Context Toolkit.</p> <p>A successful project will:</p> <ul style="list-style-type: none"> <li>• Respect the local character and historic and natural assets of the surrounding area</li> <li>• take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place</li> <li>• Fully accord with the East Bergholt Local Design Guidance (EBNDP Para 5.3.1)</li> <li>• Demonstrate regard for the findings of the Character Assessment (appendix D1)</li> </ul> <p>Development that does not meet these criteria will not be permitted.</p>	<p>sustainable development, including economic development, securing higher living standards and enhancing the environment.</p> <p>CS3 Strategy for Growth and Development – to enhance tourism and the attractiveness of the district as a destination for visitors</p> <p>CS11 Strategy for Development for Core and Hinterland Villages -covers the landscape, environmental and heritage characteristics of the village.</p> <p>CS12: Sustainable Design and Construction Standards – effects on visual impacts of historic buildings or landscape features will not be acceptable.</p> <p>CS12: Sustainable Design and Construction Standards - respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views.</p> <p>CS15 Implementing Sustainable Development in Babergh - Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh’s built and natural environment within designated sites covered by statutory legislation, such as AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas.</p>
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## 6.4 Local Transport

The Local Transport policy of the East Bergholt NDP is considered to be in general conformity with the adopted Babergh District Local Plan.

<b>EBNDP Transport – Chapter 6</b>	<b>Babergh DC Local Plan</b>
<p>The transport objectives are:</p> <ul style="list-style-type: none"> <li>• To avoid a heavily congested Village Heart with good accessibility around the village</li> <li>• Offer a safe environment for people and vehicles to move around</li> <li>• Seek ‘green’ transport solutions</li> </ul> <p>Transport has a key role to play because of East Bergholt’s location being 10 miles away from the nearest commercial centres. Traffic can reduce the enjoyment of an area resulting in loss of visitors and a downturn in economic prosperity and community cohesion. In order to tackle these issues, the EBNDP is restricting the use of the only parking area to cars (EB12); requiring new developments to remove the need for on-road parking, provide for cycle and short-term parking spaces (EB13) and to protect, enhance and improve connections between existing footpaths and bridleways and reduce recreational pressures on Stour &amp; Orwell Special Protection Areas (EB15). New developments are to provide safe footpath layout within the scheme, good pedestrian links to the existing settlement and safe connections to the highway and will be subject to Habitats Regulation Assessments before implementation (EB14).</p>	<p>CS15 Implementing Sustainable Development in Babergh - promote healthy living and be accessible to people of all abilities including those with mobility impairments</p> <p>CS15 Implementing Sustainable Development in Babergh - seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars thus improving air quality</p>

## 6.5 Economy

The Economy policies of the East Bergholt NDP are considered to be in general conformity with the adopted Babergh District Local Plan.

<b>EBNDP Economy – Chapter 7</b>	<b>Babergh DC Local Plan</b>
<p>EBDNP policies ensure a prosperous and healthy rural economy; encourage economic growth; support local employment and business needs; support continuation of local farming and agriculture and maintain East Bergholt’s success as a tourist destination. It encourages existing and new services that support the villages growing and ageing population.</p> <p>Expansion of existing or new businesses will be supported (EB16) providing:</p> <ul style="list-style-type: none"> <li>• It has an acceptable relationship with nearby residential or other uses</li> <li>• It would not lead to an unacceptable increase in traffic in/through the village</li> <li>• Adequate off-street parking or alternative parking provision can be made</li> <li>• Accords with other planning policies in Plan</li> </ul> <p>Local service outlets and employment uses at East End, and new retail and other service outlets will be supported (EB17).</p> <p>Change of use resulting in loss of service or community facility will only be supported where use or facility is replaced (EB18).</p> <p>New development for uses not connected to farming activity should avoid the loss of good quality agricultural land (EB19).</p> <p>New development must not hinder or remove farming industry access routes or roads, Appendix D13. Those which would adversely affect these routes will not be permitted (EB20).</p> <p>The reuse of farm and other rural buildings will be permitted for residential, business or tourism purposes (EB21) providing the following are met:</p>	<p>CS3 Strategy for Growth and Development - In order to support and encourage economic growth and employment opportunities and to ensure that a continuous range and diversity of sites and premises are available across the district through the plan period.</p> <p>CS11 Strategy for Development for Core and Hinterland Villages -supports local services and/or creates or expands employment opportunities.</p> <p>CS15 Implementing Sustainable Development in Babergh -protect or create jobs and sites to strengthen or diversify the local economy particularly through the potential for new employment in higher skilled occupations to help to reduce the level of out-commuting, and raise workforce skills and incomes.</p> <p>CS17 The Rural Economy - proposals for farm diversification; the re-use of redundant rural buildings; sustainable tourism and leisure based businesses (including those offering a diverse range of visitor accommodation, activities or experiences); rural ‘business parks’, and workshops, rural and community business ‘hubs’ that share facilities and other innovative rural enterprises, and innovative business practices such as co-operatives or micro businesses based on shared facilities / services</p>

<ul style="list-style-type: none"> <li>• No harmful effects on surrounding landscape</li> <li>• An acceptable impact on the road network</li> <li>• Have an acceptable relationship with agricultural and other land based activities</li> <li>• Not adversely harm the amenities of adjoining or nearby occupiers</li> <li>• Conversion is to high standard and meets design guidance Para 5.3.1</li> </ul> <p>Tourist and Visitor facilities in the Dedham AONB, East Bergholt Conservation area and within development boundary of East Bergholt (EB22) must meet the following:</p> <ul style="list-style-type: none"> <li>• Not result in harmful effects on surrounding landscape, character and/or appearance of area</li> <li>• Would have acceptable impact on traffic and parking in surrounding area</li> </ul> <p>Development related to tourism, visitor and leisure facilities be granted if meet the following:</p> <ul style="list-style-type: none"> <li>• Is of type, scale and location to not be harmful to surrounding landscape, character or appearance of area</li> <li>• Have acceptable impact on traffic and parking in surrounding area (EB23)</li> </ul> <p>Favourable consideration be given to small development providing a work hub in a sustainable and convenient location (EB24).</p>	
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## 6.6 Physical Infrastructure

The Physical Infrastructure policy of the East Bergholt NDP is considered to be in general conformity with the policies of the adopted Babergh District Local Plan.

<b>EBNDP Physical Infrastructure– Chapter 8</b>	<b>Babergh DC Local Plan</b>
Good physical infrastructure is provided throughout the lifetime of the plan in	CS21 Infrastructure Provision - The Council will protect, safeguard and enhance existing

<p>support of those living and working in East Bergholt. Although the responsibility of statutory undertakers it is important that as the village develops the physical infrastructure continues to be maintained to a high standard.</p> <p>Any new Development will need to estimate likely impact on roads, schools, utilities etc. and demonstrate there will not be a severe impact on their capacity (EB25).</p>	<p>services, facilities and amenities that are important to the sustainability of local communities</p>
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## 6.7 Sustainability

The Sustainability policy of the East Bergholt NDP is considered to be in general conformity with the policies of the adopted Babergh District Local Plan.

<b>EBNDP Sustainability – Chapter 9</b>	<b>Babergh DC Local Plan</b>
<p>The EBNDP objectives are:</p> <ul style="list-style-type: none"> <li>• to support the EU and UK policies on energy reduction, reduction of carbon emissions, energy targets from renewables, waste prevention</li> <li>• For all buildings in East Bergholt to consume electricity, water and gas in the most efficient way</li> <li>• To encourage the implementation of domestic, local low carbon energy generation</li> <li>• To maximise recycling levels and minimise waste to landfill</li> </ul> <p>Its policies:</p> <ul style="list-style-type: none"> <li>- New developments to provide electric charging points for cars and other domestic vehicles (EB26)</li> <li>- New developments on 1 hectare or more to provide sustainable drainage systems for run-off management (EB27)</li> </ul>	<p>CS21 Infrastructure Provision – All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality.</p>

## 7 COMPATABILITY WITH EU REGULATIONS

### *Paragraph 2f*

*A draft neighbourhood development plan meets the basic conditions if -*

*(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations*

### 7.1 Environmental impact and habitat regulations

Environmental impact and habitat regulations - Babergh District Council has issued a screening report to English Heritage, Natural England and the Environment Agency which is designed to determine whether or not the content of the East Bergholt Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The document can be viewed at the link below and indicates that an SEA is **not** required.

<http://www.eastbergholt.org/np6/default.aspx?sea=1>

Moreover, a Habitat Regulation Assessment has been carried out and its recommendations been incorporated to the relevant policies and projects, i.e. Policy EB8 Open Spaces, Policy EB9 Biodiversity, Policy EB15 New Developments, Footpaths, Cycle ways and Bridleways, Project EB5 Management of Green Spaces and Project EB14 Footpaths and Cycle Routes.

### 7.2 Human rights and equality impact assessment

Human rights and equality impact assessment - The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living now and in the future and working in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the EBN DP does not have any unintended consequences for particular groups the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. This section assesses the Submission Draft of the EBN DP to ensure that East Bergholt Parish Council is satisfying its statutory duties in this regard.

### 7.3 Certain protected characteristics

Certain protected characteristics are not affected by the EBNDP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics it has a neutral effect.

Where policies in the Plan would adversely affect persons with protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

Sustainability Appraisals ensure that the principles of sustainable development are considered throughout the plan making process, this includes assessing against economic, social and environmental impacts.

The East Bergholt NDP is considered to have met the following Human Rights Articles:

Article 1 – Protection of property

Article 8 – Right to respect for private and family life

Article 14 – Prohibition of discrimination

Protocol 12 – Article 1 – General prohibition of discrimination.

This has been through the production of a consultation statement and the physical consultation work that has been undertaken.

### 7.4 European site

The East Bergholt Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d)), alone or in combination with other plans and projects. It does not propose a level of development over and above that in the adopted Local Plan.

In conclusion it is considered that the East Bergholt NDP is compliant with EU obligations.

## 8 PRESCRIBED CONDITIONS AND PRESCRIBED MATTERS

### *Paragraph 2g*

*A draft neighbourhood development plan meets the basic conditions if -*

*(g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan*

There are no other prescribed matters.

## 9 CONCLUSION

It is considered that the Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 have been met by the East Bergholt NDP.

In reviewing the Neighbourhood Plan against the appropriate framework of National and Local planning polices there were no conflicts apparent.

The information within this document demonstrates general conformity with Paragraph 8(1)(a) of the Town and Country Planning Act, therefore it is suggested that the Development Plan should proceed to Referendum.

# Appendices

## A. TABLE OF EAST BERGHOLT NEIGHBOURHOOD PLAN POLICY LINKS

Policy	Objective	NPPF	BABERGH DISTRICT LOCAL PLAN S
<b>Housing</b> <b>EB1 – EB6</b>	Maintain our strong and vibrant community with an adequate supply and good mix of home types, sizes and tenures.  Accommodate new housing where location, scale and design integrate into village character.	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> <li>• Requiring good design</li> <li>• Delivering a wide choice of high quality homes</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	<ul style="list-style-type: none"> <li>• Regeneration and renewal</li> <li>• Phasing development to manage growth effectively</li> <li>• Local character and built/natural &amp; historical environment</li> <li>• Mixed and balanced communities</li> <li>• Sustainable development</li> </ul>
<b>Sustainability</b> <b>EB26-EB27</b>	Support EU and UK policies for reduction in energy use/reduce carbon emissions  Maximise recycling/minimise landfill waste  Sustainable drainage systems  Provide electric vehicle charging points	<ul style="list-style-type: none"> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> <li>• Meeting the challenge of climate change, flooding and coastal change</li> </ul>	<ul style="list-style-type: none"> <li>• Response to climate Change</li> <li>• Local character and built/natural &amp; historical environment</li> </ul>
<b>Economy</b>	Ensure a prosperous rural economy	<ul style="list-style-type: none"> <li>• Building a strong, competitive economy</li> </ul>	<ul style="list-style-type: none"> <li>• Economic growth and prosperity</li> </ul>

<b>EB16-EB24</b>	<p>Support local employment</p> <p>Support continuation of local farming and agriculture</p> <p>Encourage existing and new services</p> <p>Maintain position as successful tourist destination</p> <p>Maintain and enhance mix/variety shops and service outlets</p>	<ul style="list-style-type: none"> <li>• Supporting a prosperous rural economy</li> <li>• Conserving and enhancing the natural environment</li> <li>• Conserving and enhancing the historic environment</li> </ul>	<ul style="list-style-type: none"> <li>• Local character and built/natural &amp; historical environment</li> <li>• Comprehensive neighbourhoods</li> </ul>
<b>Physical Infrastructure</b>  <b>EB25</b>	<p>Good physical infrastructure provided through lifetime of plan to support those living and working in village</p>	<ul style="list-style-type: none"> <li>• Supporting high quality communication infrastructure</li> <li>• Ensuring the vitality of town centres</li> <li>• Promoting healthy communities</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of adequate infrastructure</li> <li>• Rural communities 1.</li> </ul>
<b>Transport</b>  <b>EB12 – EB15</b>	<p>Avoid heavily congested village heart</p> <p>Facilitate good accessibility around village</p> <p>Offer safe environ for people and vehicles</p> <p>Seek 'green' transport solutions</p>	<ul style="list-style-type: none"> <li>• Supporting a prosperous rural economy</li> <li>• Promoting sustainable transport</li> <li>• Promoting healthy communities</li> </ul>	<ul style="list-style-type: none"> <li>• Rural communities</li> <li>• Provision of adequate infrastructure 2.</li> </ul>

<p><b>Natural Environment, Landscape and Open Space</b></p> <p><b>EB7 –EB9</b></p>	<p>Protect and enhance: rural village character; high quality landscape (AONB); heritage assets and built environment; distinctive views; biodiversity; open spaces and extend Conservation Area.</p>	<ul style="list-style-type: none"> <li>● Promoting healthy communities</li> <li>● Conserving and enhancing the historic environment</li> <li>● Conserving and enhancing the natural environment</li> </ul>	<ul style="list-style-type: none"> <li>● Mixed and balanced communities</li> <li>● Local character and built/natural &amp; historical environment</li> </ul>
<p><b>Design, Character and Heritage</b></p> <p><b>EB10 – EB11</b></p>	<p>Protect heritage asset of National importance (John Constable birthplace).</p> <p>Protect other heritage assets and environs.</p> <p>New developments to enhance open and special feel of village.</p>	<ul style="list-style-type: none"> <li>● Conserving and enhancing the historic environment</li> <li>● Conserving and enhancing the natural environment</li> <li>● Requiring good design</li> </ul>	<ul style="list-style-type: none"> <li>● Local character and built/natural &amp; historical environment</li> </ul>

## B. CONFIRMATION OF DESIGNATION LETTER

### Place Directorate

Responsible for the Economy  
and the Environment



#### Town & Country Planning Act 1990 Neighbourhood Planning Regulations (General) Regulations 2012

Babergh District Council received from East Bergholt Parish Council an application to designate the whole of the Parish as a Neighbourhood Area for preparing a Neighbourhood Plan.

A map identifying the designated area can be viewed at:

<http://www.babergh.gov.uk/planning-and-building/community-led-planning/neighbourhood-development-plans/neighbourhood-planning-in-east-bergholt>

The submission was made under Regulation 5 of the above regulations. Comments were invited on the application between 29th January and 12th March 2014. As no material objections were received, the Head of Economy can designate the Neighbourhood Area through delegated powers awarded by Full Council.

Under Regulation 7 of the above regulations and following the statutory consultation period, the District Council has designated the application area as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by East Bergholt Parish Council.

Peter Burrows  
Head of Economy  
Babergh and Mid Suffolk District Council

31 March 2014

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