

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036



BASIC CONDITIONS STATEMENT

JANUARY 2019

Prepared by Elmsett Parish Council

Prepared for Elmsett Parish Council by
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1 Introduction

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

1.2 This statement has been prepared in order to confirm compliance with these basic conditions as follows:

Section 2 identifies the legislative requirements for the 'basic conditions';

Section 3 identifies the matters that the appointed examiner must consider and confirms how the neighbourhood plan responds to them;

Sections 4 to 9 set out the basic conditions and review how the neighbourhood plan meets these requirements;

Section 10 confirms that the neighbourhood plan is compatible with the Convention Rights.

It is considered that the neighbourhood plan (ENP) complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

2. Legal Requirements

2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the “basic Conditions” that the neighbourhood plan must comply with.

2.2 Paragraph 8 (1) states that the examiner must consider:

- (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 38A and 38B of this Act,
- (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.

2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (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),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (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.

The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions tests.

2.4 Paragraph 8 (6) stipulates that the examiner is not to consider any matter that does not fall within subparagraph (1) apart from considering whether the draft neighbourhood plan is compatible with the Convention rights.

2.5 On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan 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.

The Regulations substitute a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Meeting the Legal Requirements

Compliance with the individual elements of the legal requirements is set out below.

Requirement	Interpretation	NP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Elmsett Parish Council, a qualifying body (as defined in the Localism Act 2011).
	Section 38A(2) A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."	The ENP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Elmsett, as designated by Babergh District Council on 27 October 2017. The boundary of the Neighbourhood Area is shown in the NP.
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the ENP is from 2016 to 2036.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The ENP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The ENP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by Babergh District Council on 27 October 2017.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no conflicts within the ENP

Requirement	Interpretation	NP response
	<p>Section 38B(4)(a)</p> <p>Regulations made by the Secretary of State may make provisions for “restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”</p> <p>These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p>	<p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the ENP.</p>
	<p>Section 38B(4)(b)</p> <p>Regulations made by the Secretary of State may make provisions “requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.”</p>	<p>A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the ENP. In both cases it was considered that the Elmsett Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the ENP.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 & 6,</p>	<p>The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement</p>
<p>4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area</p>	<p>This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.</p>	<p>The ENP relates solely to land that falls within the Parish of Elmsett.</p>
<p>4B 8 (1)(e) Other Matters 3.28.</p>	<p>This requires the examiner to consider such other matters as may be prescribed</p>	<p>There are no other prescribed matters.</p>
<p>Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018</p>	<p>These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.</p>	<p>The SEA and HRA Screening Opinion has concluded that an Appropriate Assessment of the Plan is not required.</p>

3. Compliance with Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement. The Regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area; and
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

National Policy

3.2 The Elmsett Neighbourhood Development Plan must have appropriate regard to national policy. The following section describes how the ENP relates to the National Planning Policy Framework (NPPF) which was originally published in 2012 and amended in July 2018. However, the transitional arrangements for the introduction of the new NPPF states that, where a neighbourhood plan is submitted to the local planning authority before 24 January 2019, then the 2012 NPPF will apply for the purposes of examining the plan. This Basic Conditions Statement therefore assesses the Sutton Neighbourhood Plan against the provisions of the 2012 NPPF. The 2012 NPPF is framed around a basic premise of the presumption in favour of sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system, including the Neighbourhood Plan, where appropriate, to:

- *contribute 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;*
- *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 well-being; and*
- *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.*

3.3 The NPPF, based on its principle of the presumption in favour of sustainable development, contains 12 core planning principles and 13 sustainability goals. The following section identifies how the ENP meets the basic condition of having regard to the 12 core planning principles.

Core Planning Principles appraisal

NPPF Core Principle	Elmsett NP Objectives (as identified in Section 6 of the NP)	Elmsett NP Policies
Plan-led	All the ENP objectives apply this approach	The Plan defines a positive Vision to plan for and manage change during the plan period
Enhance and improve places	<p>1 Housing growth is appropriate in scale to the role of the village.</p> <p>3 New development is of a high-quality design, eco-friendly and of a scale that reinforces local character.</p> <p>4 Conserve and enhance the heritage assets of the parish.</p> <p>5 Protect and improve the features which contribute to historic character.</p> <p>7 Protect the important green spaces, woodland and countryside.</p> <p>8 Protect important views and links to the wider countryside.</p>	<p>Policy EMST1 seeks to manage the location of future growth and protect the countryside surrounding the village.</p> <p>Policy EMST2 identifies the amount of housing growth that will take place and the general location for this development.</p> <p>Policy EMST6 sets out space standards for new housing.</p> <p>Policy EMST7 identifies the preferred dwelling sizes in new developments.</p> <p>Policy EMST8 defines an area of local landscape sensitivity.</p> <p>Policy EMST9 identifies spaces that meet the NPPF Local Green Spaces criteria.</p> <p>Policy EMST10 seeks to protect important views from harm by inappropriate development.</p> <p>Policy EMST11 defines an important area of the village centre as a "special character area".</p> <p>Policy EMST 12 seeks to protect built heritage assets.</p> <p>Policy EMST13 sets design criteria against which new development will be assessed.</p> <p>Policy EMST16 seeks to retain existing community facilities and uses from being lost</p> <p>Policy EMST17 protects existing open space, sport and recreation facilities and seeks their enhancement.</p>

NPPF Core Principle	Elmsett NP Objectives (as identified in Section 6 of the NP)	Elmsett NP Policies
Economic Development	<p>9 Improve and sustain high quality local facilities for existing and future residents.</p> <p>10 Encourage opportunities for home working and local employment.</p>	<p>Policy EMST14 encourages suitable and sensitively located proposals for mobile phone masts</p> <p>Policy EMST15 protects existing employment sites from being lost to non-employment uses.</p>
High quality design and standard of amenity	<p>2 New homes are designed to meet the long term needs of local residents.</p> <p>5 Protect and improve the features which contribute to historic character.</p> <p>7 Protect the important green spaces, woodland and countryside.</p> <p>8 Protect important views and links to the wider countryside .</p>	<p>Policy EMST9 identifies spaces that meet the NPPF Local Green Spaces criteria.</p> <p>Policy EMST10 seeks to protect important views from harm by inappropriate development.</p> <p>Policy EMST 12 seeks to protect built heritage assets.</p> <p>Policy EMST13 sets design criteria against which new development will be assessed.</p> <p>Policy EMST16 seeks to retain existing community facilities and uses from being lost</p>
Climate change and flood risk	<p>3 New development is of a high-quality design, eco-friendly and of a scale that reinforces local character.</p>	<p>Policy EMST13 sets design criteria against which new development will be assessed.</p>
Conserving and enhancing the natural environment	<p>6 Maintain the village's rural setting.</p> <p>7 Protect the important green spaces, woodland and countryside.</p> <p>8 Protect important views and links to the wider countryside.</p>	<p>Policy EMST8 defines an area of local landscape sensitivity.</p> <p>Policy EMST9 identifies spaces that meet the NPPF Local Green Spaces criteria.</p> <p>Policy EMST10 seeks to protect important views from harm by inappropriate development.</p>
Using brownfield land	<p>There are no objectives of relevance to this core principle.</p>	<p>Policy EMST11 seeks to manage the location of future growth and protect the countryside surrounding the village.</p>
Promoting mixed use	<p>There are no objectives of relevance to this core principle.</p>	<p>Policy EMST2 identifies the amount of housing growth that will take place and the general location for this development.</p> <p>Policy EMST16 seeks to retain existing community facilities and uses from being lost</p>
Conserving heritage	<p>4 Conserve and enhance the heritage assets of the parish.</p> <p>5 Protect and improve the features which contribute to historic character.</p>	<p>Policy EMST11 defines an important area of the village centre as a "special character area".</p> <p>Policy EMST 12 seeks to protect built heritage assets.</p>

NPPF Core Principle	Elmsett NP Objectives (as identified in Section 6 of the NP)	Elmsett NP Policies
Sustainable transport	5 Improve opportunities for home working and local employment.	Policy EMST16 seeks to retain existing community facilities and uses from being lost
Health and social and cultural well being	7 Protect the important green spaces, woodland and countryside. 9 Improve and sustain high quality local facilities for existing and future residents.	Policy EMST9 identifies spaces that meet the NPPF Local Green Spaces criteria. Policy EMST16 seeks to retain existing community facilities and uses from being lost Policy EMST17 protects existing open space, sport and recreation facilities and seeks their enhancement.

The Sustainability Policies in the National Planning Policy Framework (NPPF)

3.4 The following section compares the thirteen Sustainable Development themes of the NPPF with the objectives and policies of the Elmsett Neighbourhood Development Plan (ENP).

1. Building a strong, competitive economy

Given the size of Elmsett and its local planning status as a Hinterland Village, any local economic growth is going to be small in scale and compatible with the local environment. Objective 10 encourages opportunities for home working and local employment and Policy EMST15 seeks to protect these uses from being lost to other, non-employment uses.

2. Ensuring the vitality of town centres

Given the small size of the village, there is not a recognised town centre. However, policies in the Neighbourhood Plan seek to maintain existing retail and community uses in the village centre.

3. Supporting a prosperous rural economy

The Neighbourhood Plan acknowledges the importance of encouraging appropriate business opportunities in the parish and seeks to protect existing employment sites from being lost to non-employment uses. In addition, the Plan takes a positive approach to proposals that will improve the quality of mobile phone signals.

4. Promoting sustainable transport

The rural location of Elmsett and the limited bus services means that it is difficult to reduce car journeys, especially for work. However, the implementation of improved broadband speeds and mobile phone reception will enable more home working for those that can do so.

5. Supporting high quality communications infrastructure

The Neighbourhood Plan takes a positive approach to proposals that will improve the quality of mobile phone signals.

6. Delivering a wide choice of high-quality homes.

Paragraph 50 of the NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed. The Neighbourhood Plan allocates two sites for housing development that will, combined, deliver up to 48 new homes in the village during the Neighbourhood Plan period including affordable housing. The Plan also makes provision for "windfall" and infill development that complies with the policies of the Development Plan.

Policy EMST 5 makes provision for the delivery of affordable housing on "exception sites" that will meet an identified local need.

Policy EMST6 sets out space standards for new housing.

Policy EMST7 identifies the preferred dwelling sizes in new developments and seeks to ensure that a mix of housing types are provided that reflect local needs including the needs of an ageing population.

7. Requiring good design.

Elmsett does not have a designated conservation area but does have a number of listed buildings and complimentary landscape features that contribute to a high quality village environment.

Policy EMST13 sets design criteria against which new development will be assessed.

8. Promoting healthy communities

The ENP seeks to ensure that any development is proportionate to local need in accordance with the villages strategic policy designation as a "hinterland village".

Policy EMST16 protects the much-valued facilities in the village; Policy EMST17 protects specified recreation facilities across the village; and Policy EMST9 designates identified spaces as Local Green Space. Many of these, such as the open spaces, will make a significant contribution to maintaining and improving the health and well-being of residents.

9. Protecting Green Belt land

The Elmsett Neighbourhood Area does not include any designated green belt.

10. Meeting the challenge of climate change, flooding and coastal change

The ENP addresses climate change in a number of areas. Policy EMST1 seeks to focus new development within or adjoining the existing Built Up Area Boundary, where existing services and facilities are located, thereby reducing journey lengths to use them and thereby contributing to a reduction in carbon emissions. Policy EMST13 sets out design principles by which proposals for new development will be considered and requires, as appropriate, the incorporation of sustainable design and construction measures as well as the inclusion of energy efficiency measures.

11. Conserving and enhancing the natural environment

By focusing new development within or adjoining the Built-Up Area Boundary, the Neighbourhood Plan ensures that development proposals will have a minimal impact on the natural environment including the ancient woodland within the parish. In addition, Policy EMST8 defines an area of Local Landscape Sensitivity.

12. Conserving and enhancing the historic environment.

Elmsett does not have a designated conservation area but there are a number of listed buildings in the village and the moated site at Elmsett Green is a scheduled monument.

Policy EMST11 identifies a “Special Character Area” at The Green, that includes the scheduled monument, a local green space and listed buildings. Policy EMST12 identifies criteria by which proposals that could impact on designated heritage assets will be assessed.

13. Facilitating the sustainable use of minerals

Mineral extraction is excluded development and is therefore not dealt with in the ENP.

Achieving Sustainable Development

3.5 The Elmsett NP is required to contribute to the achievement of sustainable development, as defined in the NPPF and summarised elsewhere in this Basic Conditions Statement. Paragraph 7 of the 2012 National Planning Policy Framework states that there are three dimensions to sustainable development:

- *to contribute to building a strong, responsive and competitive economy,*
- *to support strong, vibrant and healthy communities; and*
- *to contribute to protecting and enhancing the natural, built and historic environment.*

The following statements identify how the ENP delivers sustainable development.

How the ENP Vision and Objectives, as set out in Section 6, relate to the three NPPF dimensions of sustainable development

NPPF Component	ENP Vision and Objectives
Economic	<p>The Vision aims to balance growth with the need to maintain existing village services.</p> <p>Objective 9 seeks to improve and sustain high quality local facilities.</p> <p>Objective 10 encourages opportunities for home working and local employment.</p>
Social	<p>The Vision is that, in 2036, Elmsett will be a thriving rural village where existing village services are maintained.</p> <p>Objective 2 seeks to ensure that new housing is designed to meet the long-term needs of local residents.</p> <p>Objective 9 seeks to improve and sustain high quality local facilities.</p>

NPPF Component	ENP Vision and Objectives
Environmental	<p>The Vision seeks to ensure that any growth in Elmsett minimises the impact on the local environment.</p> <p>Objective 3 seeks to achieve ec0-friendly development.</p> <p>Objective 4 seeks to conserve and enhance the heritage assets of the parish.</p> <p>Objective 6 seeks to maintain the village's rural setting.</p> <p>Objective 7 seeks to protect the important green spaces, woodland and countryside.</p> <p>Objective 8 seeks to protect important views and links to the wider countryside.</p>

How the purpose of ENP policies achieve sustainable development

3.6 The table below identifies the purpose of each policy in the ENP and its intended outcome in relation to achieving sustainable development as defined by the NPPF.

Policy	Purpose	Outcome
EMST1	To provide a strategy for the location of new development within the neighbourhood plan area.	Ensures that new development is located close to existing village facilities and minimises the loss of agricultural land in remote locations.
EMST2	Identifies the amount of new housing growth that will take place in the neighbourhood area and how this growth will be delivered.	Provides certainty in terms of the amount and location of new housing in the village to ensure that the identified housing needs are met.
EMST3	Allocates land at Hadleigh Road for housing development.	Contributes to meeting the housing need on a site in close proximity to services and facilities.
EMST4	Allocates land at Whatfield Road for housing development.	Contributes to meeting the housing need on a site in close proximity to services and facilities.
EMST5	Enables affordable housing that meets local needs to be built as an "exception".	Will help people with a local connection remain in the village rather than move away to find affordable homes.
EMST6	Sets minimum standards for the floorspace of new homes	Ensures that new housing development is designed to meet the identified local needs of the village.
EMST7	Sets standards for the size of homes on large sites	Seeks to redress an imbalance in the size of homes in the village in order to support homes for smaller families.
EMST8	Designates an area of Local Landscape Sensitivity	Contributes to protecting and enhancing the natural environment
EMST9	Designates spaces that meet the NPPF Local Green Space criteria	Protects spaces that have an identifiable local importance to the village.
EMST10	Identifies important views within the Plan Area that should be protected.	Protects and enhances the character and setting of the village.
EMST11	Designates an area around The Green as a Special Character Area	Recognises the locally important and distinct character of the historic and natural environment around The Green.

Policy	Purpose	Outcome
EMST12	Protects designated heritage assets	Ensures that development does not have a detrimental impact or cause unacceptable harm to the heritage assets
EMST13	Provides criteria for the consideration of the impact of development proposals.	Preserves and enhances the distinctiveness, character and sense of place of Elmsett's built environment.
EMST14	Encourages the improvement of mobile technology performance	Improves connectivity to communications technology and reduces the need to travel.
EMST15	Supports the retention of existing employment sites.	Ensures that a level of local employment opportunities remain reducing the need to travel for work.
EMST16	Supports the retention and improvement of community facilities and services in the village.	Maintains existing village services and reduce the need to drive out of the village for day to day needs.
EMST17	Supports the improvement and protection of open space, sport and recreation facilities.	Ensures that adequate and suitable sports and recreation facilities are provided in Elmsett.

General conformity with the strategic policies contained in the development plan

- 3.7 The Elmsett Neighbourhood Plan (ENP) must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force is the Babergh Core Strategy (February 2014) and the saved policies of the Babergh Local Plan (Babergh Local Plan Alteration No.2 adopted June 2006).

Babergh District Council has announced its intention to prepare a new joint local plan with Mid Suffolk District Council to cover the two local planning authority areas. From 21 August 2017 to 10 November 2017 the Councils consulted on the Babergh and Mid Suffolk Joint Local Plan - Consultation Document (Regulation 18 Stage). In December 2018 the Councils announced that a further Regulation 18 consultation on the Joint Local Plan would commence in February 2019. Given that the Joint Local Plan is unlikely to be adopted before the examination of the Elmsett Neighbourhood Plan takes place, the Neighbourhood Plan will be examined against the currently adopted development plan documents.

Vision of ENP and the Babergh Core Strategy 2014

The Babergh Core Strategy 2008 Vision states that:

Babergh will continue to be an attractive, high quality place in which to live and work, and to visit. The local character and distinctiveness of South Suffolk will be further enhanced by a strong economy and healthier environment providing the framework for a well connected network of places that is made up of mixed and balanced communities.

The main elements of the ENP Vision are set out below with an indication as to how they conform with the Core Strategy Vision.

ENP Vision	Conformity with Core Strategy Vision
A thriving rural village	Conforms
Balanced the provision of housing growth	Conforms
Maintain existing village services	Conforms
Minimising impact of growth on the local environment	Conforms
Minimising impact of growth on infrastructure	Conforms

Compatibility of the ENP with the Strategic Policies of the Development Plan

3.8 The Government's Planning Practice Guidance states:

"Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan
- whether the Local Plan identifies the policy as being strategic"

3.9 A significant number of policies in the Babergh Local Plan (2006) are officially "saved" by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. In total these amount to over 90 policies. Babergh District Council has not identified which of the saved local plan policies are of a strategic nature. In the absence of this, we have assessed compatibility of ENP policies against all policies that are considered relevant to Elmsett. Those that are not considered relevant are listed in Appendix A of this statement.

3.10 The table below provides details of the policies in the development plan, a link to the ENP policy (where relevant) and a narrative of conformity of the ENP with the development plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Babergh Core Strategy 2014		
CS1 Applying the Presumption in Favour of Sustainable Development in Babergh	EMST1 – Spatial Strategy EMST2 – Housing Development EMST5 – Affordable Housing on Rural Exception Sites EMST6 – Housing Space Standards EMST7 – Housing Mix EMST8 – Area of Local Landscape Sensitivity EMST9 – Local Green Spaces EMST10 – Protection of Important Views EMST11 – Elmsett Special Character Area EMST12 – Heritage Assets EMST13 – Development Design Considerations EMST14 – Communications Technology EMST15 – Employment Sites EMST16 – Community Facilities and Services EMST17 – Open Space, Sport and Recreation Facilities	All policies in the Neighbourhood Plan are positively worded to encourage sustainable development to take place in the village
CS2 Settlement Pattern Policy	EMST1 – Spatial Strategy EMST2 – Housing Development EMST15 – Employment Sites	The policy identifies Elmsett as a Hinterland Village that will “accommodate some development to help meet the needs within them”. The Neighbourhood Plan accords with this policy.
CS3 Strategy for Growth and Development	EMST1 – Spatial Strategy EMST2 – Housing Development EMST3 – Land at Hadleigh Road	The policy identifies the amount of economic and housing growth that will be planned for in Babergh, specifically the amount of housing across all hinterland villages. The Neighbourhood Plan provides a positive response to this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	EMST4 – Land South of Whatfield Road EMST15 – Employment Sites	
CS11 Strategy for Development for Core and Hinterland Villages	EMST1 – Spatial Strategy EMST2 – Housing Development EMST3 – Land at Hadleigh Road EMST4 – Land South of Whatfield Road EMST15 – Employment Sites	The policy provides detailed guidance on the function of hinterland villages and criteria for the consideration of new development proposals. Policy EMST1 has had particular regard to this policy in determining the location for new development in the village and EMST2 identifies the amount of new housing and how that will be delivered during the plan period.
CS12 Sustainable Design and Construction Standards	EMST6 – Housing Space Standards EMST13 – Development Design Considerations	Most the policy relates to new homes on larger scale developments which is not applicable to Elmsett. However, the policy also requires non-residential development to achieve BREEAM “excellent” standard. The Neighbourhood Plan does not conflict with this policy.
CS13 Renewable / Low Carbon Energy	EMST13 – Development Design Considerations	The Policy encourages the use of on-site low and zero carbon technologies on new or existing buildings. Policy EMST13 supports this approach.
CS14 Green Infrastructure	EMST9 – Local Green Spaces EMST17 – Open Spaces, Sport and Recreation Facilities	The policy protects and enhances green infrastructure. The Neighbourhood Plan contains policies that positively protects green infrastructure and encourages more provision.
CS15 Implementing Sustainable Development in Babergh	EMST1 – Spatial Strategy EMST2 – Housing Development EMST5 – Affordable Housing on Rural Exception Sites EMST6 – Housing Space Standards EMST7 – Housing Mix EMST8 – Area of Local Landscape Sensitivity EMST9 – Local Green Spaces	The Core Strategy policy sets out criteria for the principles of sustainable development by which all proposals will be assessed. The Neighbourhood Plan contains a number of policies that will specifically contribute to achieving this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	<p>EMST10 – Protection of Important Views</p> <p>EMST11 – Elmsett Special Character Area</p> <p>EMST12 – Heritage Assets</p> <p>EMST13 – Development Design Considerations</p> <p>EMST14 – Communications Technology</p> <p>EMST15 – Employment Sites</p> <p>EMST16 – Community Facilities and Services</p> <p>EMST17 – Open Space, Sport and Recreation Facilities</p>	
CS16 Town, Village and Local Centres	EMST16 – Community Facilities and Services	<p>The Core Strategy policy provides for new retail, leisure, tourism, cultural and office development at an appropriate scale in village centres. While Elmsett does not have an identifiable village centre, the Neighbourhood Plan does seek to protect and enhance existing facilities.</p>
CS17 The Rural Economy	<p>EMST14 – Communications Technology</p> <p>EMST15 – Employment Sites</p>	<p>The policy supports a range of economic initiatives in the rural area. The Neighbourhood Plan policies support this approach by identifying local employment sites and supporting improvements to communications technology.</p>
CS18 Mix and Types of Dwellings	<p>EMST6 – Housing Space Standards</p> <p>EMST7 – Housing Mix</p>	<p>The Core Strategy policy states that the mix, type and size of the housing development will be expected to reflect established need. The Neighbourhood Plan has identified specific needs locally and reflects this in Policy EMST7.</p>
CS19 Affordable Homes	EMST3 – Land at Hadleigh Road	<p>The Core Strategy policy sets requirement for the provision of 35% affordable housing on development sites. The national guidance subsequently introduces a threshold of developments of 10 homes, below which affordable housing should not be sought. The Neighbourhood Plan does not conflict with the policy or the national</p>

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		guidance but makes provision for the delivery of affordable housing on the allocated site at Hadleigh Road.
CS20 Rural Exception Sites	EMST5 – Affordable Housing on Rural Exception Sites	The Core Strategy policy enables the provision of affordable housing adjacent or well related to development boundaries in hinterland villages. The Neighbourhood Plan supports this policy but adds criteria that are specific to Elmsett, including demonstrating a local connection.
CS21 Infrastructure Provision	EMST14 – Communications Technology EMST16 – Community Facilities and Services EMST17 – Open Space, Sport and Recreation Facilities	The policy seeks to protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities. The Neighbourhood Plan identifies specific infrastructure in the village that should be protected or enhanced.
CS22 Monitoring	No specific policies apply	The Neighbourhood Plan does not conflict with the Core Strategy in respect of monitoring.

Babergh Local Plan (2006) Saved Policies

EN22 Light Pollution - Outdoor Lighting	EMST13 – Development Design Considerations	The policy seeks to minimise the provision of outside lighting and any glare or spillage to a minimum. The Neighbourhood Plan does not conflict with this policy.
EN26 Telecommunications	EMST14 – Communications Technology	The policy sets out criteria for the consideration of proposals for new telecommunications equipment. The Neighbourhood Plan does not conflict with this policy.
HS05 Replacement Dwellings	EMST1 – Spatial Strategy EMST2 – Housing Development	The policy provides criteria by which proposals for the replacement of dwellings in the countryside will be considered. The Neighbourhood Plan does not conflict with this policy.
HS28 Infilling	EMST1 – Spatial Strategy EMST2 – Housing Development EMST13 – Development Design Considerations	The policy states in which circumstances development on infill plots will not be permitted. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
HS31 Public Open Space (Sites of 1.5 ha and above)	EMST3 – Land at Hadleigh Road EMST17 – Open Space, Sport and Recreation Facilities	The Local Plan policy requires a proportion of larger housing sites to be public open space. The Neighbourhood Plan conforms with this policy.
HS32 Public Open Space (New dwellings on sites up to 1.5ha)	EMST13 – Development Design Considerations	The policy requires proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectares site, to provide open space and play equipment in proportion to the number of dwellings to be built. The Neighbourhood Plan does not conflict with this policy.
HS33 Extensions to Existing Dwellings	EMST13 – Development Design Considerations	The policy provides criteria by which proposals for house extensions will be considered. The Neighbourhood Plan does not conflict with this policy.
HS35 Residential Annexes	EMST13 – Development Design Considerations	The policy provides criteria by which proposals for self-contained annexes will be considered. The Neighbourhood Plan does not conflict with this policy.
HS39 Special Needs Housing	No specific policies apply	The policy states that proposals for nursing, residential care, rest homes and sheltered housing and extensions to such homes should be provided in towns or defined sustainable villages. Elmsett is not defined as a sustainable village. The Neighbourhood Plan does not conflict with this policy.
HS40 Special Needs Housing: Conversions/Change of Use	No specific policies apply	The policy states that proposals for nursing, residential care, rest homes and sheltered housing and extensions to such homes should be provided in towns or defined sustainable villages. Elmsett is not defined as a sustainable village. The Neighbourhood Plan does not conflict with this policy.
EM02 General Employment Areas – Existing and New Allocations	EMST15 – Employment Sites	The policy states that proposals for employment related development should be able to demonstrate a positive effect on town (or village) centre vitality and viability will be permitted. Policy EMST15 does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
EM19 High Technology Employment Provision	No specific policies apply	The policy makes provision for how proposals for high technology employment provision will be considered. The Neighbourhood Plan does not conflict with this policy.
EM20 Expansion/Extension of Existing Employment Uses	EMST15 – Employment Sites	The policy provides for the expansion of existing employment uses subject to certain provisions. Policy EMST15 does not conflict with this policy.
EM24 Retention of Existing Employment Sites	EMST15 – Employment Sites	The policy sets out criteria by which the redevelopment of existing or vacant employment land will be considered. Policy EMST15 provides an up-to-date and site-specific application of this dated policy.
SP04 Shopping in Local Centres and Villages	EMST16 – Community Facilities and Services	The policy seeks the retention of shopping in villages. Policy EMST16 provides a locally specific policy that does not conflict with the dated saved policy.
SP05 Farm Shops	No specific policies apply	The policy provides criteria for the consideration of proposals for farm shops. The Neighbourhood Plan does not conflict with this policy.
CR04 Special Landscape Areas	EMST8 – Area of Local Landscape Sensitivity	The policy sets out how proposals for development in the Special Landscape Area will be permitted. Due to the potential loss of this designation, as referred to in the subsequent Babergh Core Strategy, the Neighbourhood Plan updates this approach by reassessing the Special Landscape Area in Elmsett and redefining the area, as already established in the made Lawshall Neighbourhood Plan (2017) this policy.
CR07 Landscaping Schemes	EMST10 – Protection of Important Views EMST13 – Development Design Considerations	The policy requires a high standard of landscaping for any development permitted in the countryside. The Neighbourhood Plan does not conflict with this policy.
CR08 Hedgerows	EMST10 – Protection of Important Views EMST13 – Development Design Considerations	The policy seeks the protection of hedgerows in development proposals or suitable mitigation schemes. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CR09 Agricultural Reservoirs	No specific policies apply	The policy provides criteria for the consideration of such proposals. The Neighbourhood Plan does not conflict with this policy.
CR10 Change of use from Agricultural Land	No specific policies apply	The policy provides criteria for the consideration of proposals for the change of use from agricultural land to domestic gardens. The Neighbourhood Plan does not conflict with this policy.
CR13 Removal of Agricultural Occupancy Restrictions	No specific policies apply	The policy provides criteria for the consideration of proposals to remove the agricultural occupancy restrictions imposed by a condition of planning permission. The Neighbourhood Plan does not conflict with this policy.
CR18 Buildings in the Countryside – Non Residential	EMST13 – Development Design Considerations	The policy provides criteria for the consideration of proposals for converting barns, or other redundant or under-used buildings in the countryside, to industrial, business, community or recreational uses. The Neighbourhood Plan does not conflict with this policy.
CR19 Buildings in the Countryside – Residential	EMST13 – Development Design Considerations	The policy provides criteria for the consideration of proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation. The Neighbourhood Plan does not conflict with this policy.
CR24 Village Schools	EMST16 – Community Facilities and Services	The policy provides support for the use of closed village schools for community uses in the first instance. The Neighbourhood Plan is supportive of the retention of the primary school.
CN01 Design Standards	EMST13 – Development Design Considerations	The policy requires development proposals to be of appropriate scale, form, detail, design and construction materials. The Neighbourhood Plan reinforces this policy by providing a local context.
CN03 Open Space within Settlements	EMST9 – Local Green Spaces EMST13 – Development Design Considerations EMST17 – Open Space, Sport and Recreation Facilities	The policy states that development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted. The Neighbourhood Plan reinforces this policy by identifying locally important open spaces.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CN04 Design & Crime Prevention	EMST13 – Development Design Considerations	The policy seeks to ensure that development is designed to deter vandalism and crime. The Neighbourhood Plan does not conflict with this policy.
CN06 Listed Buildings - Alteration/Extension/Change of Use	EMST11 – Elmsett Special Character Area EMST12 – Heritage Assets	The policy provides criteria for the consideration of proposals for the alteration (including part demolition), extension or change of use of listed buildings. The Neighbourhood Plan updates this policy in the light of the NPPF.
RE06 Small and Medium - Scale Recreation	EMST17 – Open Space, Sport and Recreation Facilities	The policy addresses proposals for small or medium-scale recreation facilities and change of use to recreation in the countryside. The Neighbourhood Plan does not conflict with this policy.
RE07 Large Scale Recreation	No specific policies apply	The policy states that large scale recreational facilities will only be permitted adjacent to Sudbury, Hadleigh and Ipswich. The Neighbourhood Plan does not conflict with this policy.
TP15 Parking Standards – New Development	EMST13 – Development Design Considerations	The policy states that development proposals should provide parking in accordance with the adopted standards. The Neighbourhood Plan does not conflict with this policy.
TP16 Green Travel Plans	No specific policies apply	The policy requires proposals for development that employ more than 25 people to prepare and implement a Travel Plan. The Neighbourhood Plan does not conflict with this policy.

4. Compatibility with European Union Obligations and Human Rights

Environmental Impact and Habitat Regulations

- 4.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan 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.
- 4.2 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 Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.
- 4.3 In accordance with Regulation 9 of the Regulations, as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, Elmsett Parish Council requested Babergh District Council, as the responsible body, to consider whether an environmental assessment of the emerging Elmsett Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determination is set out in reports "Elmsett Neighbourhood Plan Strategic Environmental Assessment Screening Determination" and the "Elmsett Neighbourhood Plan Habitats Regulations Screening Determination" both dated January 2019.
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to Babergh District Council alongside the Neighbourhood Development Plan.

Human Rights

- 4.3 The public consultation process for the Elmsett Neighbourhood Plan has been wide and inclusive and has included direct engagement with the local community. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 4.4 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working now and in the future 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 ENP 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.
- 4.5 This section assesses the Submission Draft of the Neighbourhood Plan to ensure that Elmsett Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objective and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

Impact of Objectives of Elmsett Neighbourhood Development Plan on Persons with Protected Characteristics

ENP Objectives	Outcome for persons with Protected Characteristics
Objective 1 Housing growth is appropriate in scale to the role of the village.	Provides for new homes to be provided in the village. Broadly positive impact for persons with certain protected characteristics.
Objective 2 New homes are designed to meet the long term needs of local residents.	Ensures that new homes meet local needs. Positive impact on persons with protected characteristics.
Objective 3 New development is of a high-quality design, eco-friendly and of a scale that reinforces local character.	Reduces impact of new development on the village and its environment. Neutral impact for persons with certain protected characteristics.
Objective 4 Conserve and enhance the heritage assets of the parish.	Promotes the preservation of the historic character of the village. Neutral impact for persons with protected characteristics.
Objective 5 Protect and improve the features which contribute to historic character.	Promotes the preservation of the historic character of the village. Neutral impact for persons with certain protected characteristics.
Objective 6 Maintain the village's rural setting.	Seeks to reduce the impact of development on the environment. Neutral impact for persons with protected characteristics.
Objective 7 Protect the important green spaces, woodland and countryside.	Protects the environment from inappropriate development. Neutral impact for persons with protected characteristics
Objective 8 Protect important views and links to the wider countryside.	Seeks to reduce the impact of development on the environment. Neutral impact for persons with certain protected characteristics.
Objective 9 Improve and sustain high quality local facilities for existing and future residents.	Ensures that appropriate local facilities are maintained for residents' use. Broadly positive impact on persons with protected characteristics.
Objective 10 Encourage opportunities for home working and local employment.	Ensures that local opportunities for employment remain and are improved. Broadly positive impact on persons with protected characteristics.

Impact of Elmsett Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
EMST1	To set a strategy for where new development will take place in the village.	Ensures that Elmsett plans positively for the amount and location of new development required in the village during the plan period. Broadly positive impact for persons with certain protected characteristics.
EMST2	Identifies how the housing need for the plan period will be delivered.	Ensures that Elmsett meets its identified housing need. Broadly positive impact for persons with certain protected characteristics.
EMST3	Housing Site Allocation.	Policy makes provision for housing development during the lifetime of the Plan. Broadly positive impact for persons with certain protected characteristics.
EMST4	Housing Site Allocation.	Policy makes provision for housing development during the lifetime of the Plan. Broadly positive impact for persons with certain protected characteristics.
EMST5	Enabling the provision of local needs affordable housing outside the settlement boundaries as an exception to policy.	Contributes to meeting identified housing need in suitable locations in close proximity to the village centre. Broadly positive impact for persons with certain protected characteristics.
EMST6	Sets minimum floorspace standards for new homes.	Ensures that new homes are constructed to meet the current needs of users. Broadly positive impact for persons with certain protected characteristics.
EMST7	Sets a standard for the delivery of smaller homes in larger developments.	Reduces the imbalance of larger homes in the village. Broadly positive impact for persons with certain protected characteristics.
EMST8	Identifies an area of local landscape sensitivity.	Protects the important landscape setting of the village. Neutral impact on persons with protected characteristics.
EMST9	Identifies and designates Local Green Spaces.	Ensures that locally identified green spaces that meet the national criteria are protected from inappropriate development. Broadly positive impact for persons with certain protected characteristics.
EMST10	Protects important views into and out of the village.	Ensures that the setting of the village in the within countryside is respected. Neutral impact on persons with protected characteristics.
EMST11	Identifies an area of special historic and natural characteristics.	Protects the designated area from unsympathetic development. Neutral impact for persons with certain protected characteristics.
EMST12	Sets criteria for the consideration of development that could	Protects designated assets from inappropriate development. Neutral impact for persons with certain protected characteristics.

Policy	Purpose	Outcome
	impact on designated heritage assets.	
EMST13	Identifies criteria to be taken into account when considering development proposals	Reduces detrimental impact of development on the village and its environment and infrastructure. Broadly positive for persons with certain protected characteristics.
EMST14	Supports sympathetic positioning of mobile phone infrastructure to improve coverage in the village.	Ensures that mobile phone masts do not have a detrimental impact on the countryside. Neutral impact for persons with certain protected characteristics.
EMST15	Identifies employment sites.	Ensures that employment sites are not lost to other forms of development unless fully justified. Broadly positive impact for persons with certain protected characteristics.
EMST16	Protects existing community facilities and services from being lost.	Ensures that Elmsett has facilities and services to serve the local population. Broadly positive impact for persons with certain protected characteristics.
EMST17	Protects open space, sport and recreation facilities from being lost.	Ensures that Elmsett has open space facilities to serve the local population. Broadly positive impact for persons with certain protected characteristics.

Certain protected characteristics are not affected by the ENP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these 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.

APPENDIX A

Adopted and saved development plan policies that do not apply to Elmsett Neighbourhood Plan

The following policies in the Babergh Development Plan (Core Strategy and Local Plan) are not appropriate to Elmsett, either because they are not of a strategic nature or do not apply to the village and have therefore not been assessed in this Basic Conditions Statement.

Babergh Core Strategy 2014
CS4 Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard
CS5 Strategic Broad Location – East of Sudbury / Great Cornard
CS6 Hadleigh
CS7 Strategic Site Allocation - Babergh Ipswich Fringe
CS8 Sproughton Strategic Employment Site Allocation
CS9 Wherstead Strategic Employment Site Allocation
CS10 Brantham Regeneration Area Allocation

Babergh Local Plan (2006) Saved Policies
HS11 Head Lane, Great Cornard
HS12 William Armes Factory, Cornard Road, Sudbury
HS13 High Bank, Melford Road, Sudbury
HS14 Peoples Park, Sudbury
HS15 Grays Close, Hadleigh
HS16 Gallows Hill, Hadleigh
HS17 Carsons Drive, Great Cornard
HS18 Bures Road, Great Cornard
HS19 Rotherham Road, Bildeston
HS20 Friends Field/Tawney Rise, Bures
HS21 Goodlands Farm, Daking Avenue, Boxford
HS22 Folly Road, Great Waldingfield
HS23 Church Farm, Whatfield
HS24 Church Lane, Sproughton
HS25 Land at Crownfield Road, Glemsford
EM03 Land to south-east of Lady Lane Hadleigh
EM04 Former 'British Sugar' Sproughton
EM05 Wherstead Office Park, Wherstead
EM06 Land at Brantham Industrial Area
EM07 Land at Bures Road, Great Cornard
EM08 Warehousing & Distribution
EM09 Leisure & Sport at Employment Areas
EM11 Notley Enterprise Park, Raydon/Great Wenham
EM12 Bull Lane/Acton Place
EM13 Pond Hall Industrial Estate, Hadleigh
EM14 Tentree Road, Great Waldingfield
EM15 Off Brook Street, (E W Downs) Glemsford
EM16 London Road, Capel St Mary

EM17 Sprites Lane, Ipswich Western Fringe
EM18 Land on the east bank of the River Orwell
EM21 Redundant Airfields
EM23 Workshop Scale Employment Sites
SP03 Retail Development Outside Town Centres
CR02 AONB Landscape
CR14 Houseboats - Estuarial/or Inland Waters
CR15 Houseboats at Pin Mill
CR16 Jetties at Pin Mill
CR22 Proposed LNR Belstead
CN08 Development in or near conservation Areas
CN14 Historic Parks & Gardens – National
CN15 Historic Parks & Gardens – Local
RE04 Quay Lane, Sudbury Open Space
RE05 Shawlands Avenue Great Cornard
RE11 Land between A137, A14 and The Strand, Wherstead
RE13 Gt Cornard Country Park
RE14 Stour & Orwell Estuaries
RE15 Moorings and Marinas
RE16 Land-based Sailing Facilities on Estuaries
RE17 Land-based Facilities at Alton Water
RE18 Rivers Stour and Gipping
TP04 New Cycle Links
TP05 New Cycle Link – Sproughton
TP07 Expansion of Copdock Park & Ride Facility
TP08 Proposed Park and Ride – Wherstead
TP10 Sudbury Western Bypass route protection
TP13 Lorry Parking in Hadleigh
TP18 Airports
TP19 Boxford Community Car Park
SD01 Principal Shopping Area
SD02 Mixed Use Areas - Business & Service
SD03 Mixed Use Areas - Shopping and Commerce
SD04 Mixed Use Areas – Residential Development
SD05 Bus/Rail Interchange
SD06 Land around Bus Station & Borehamgate Precinct
SD07 Land to rear of Market Hill
SD08 North St/Gainsborough Rd Junction
SD10 Bus Station
SD11 Industrial Areas
SD13 Walnut Tree Hospital
SD14 Market Hill, New Service Road
SD15 Alternative Hospital Site
HD01 Shopping - Foodstore between Pound Lane and Bridge Street
HD03 Prime Shopping Area
HD05 Hadleigh Health Centre
CP01 Chilton Mixed Use Development Package
CP02 Chilton Cemetery

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036

