

Basic Conditions Statement July 2019

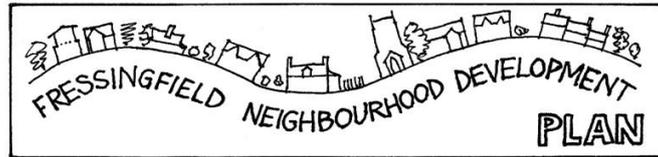
# Fressingfield Neighbourhood Development Plan Basic Conditions Statement

July 2019



FRESSINGFIELD November 2017

To accompany Neighbourhood Plan Submission Version for Examination

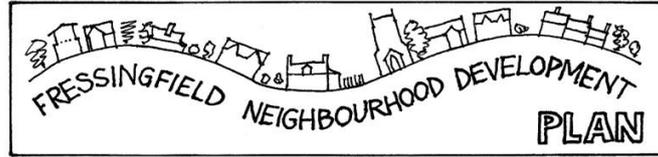


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## 1. Introduction

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1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case Mid Suffolk District Council), it is a requirement that the Plan is accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement'. Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.

1.2 This Basic Conditions Statement is prepared for use by Mid Suffolk District Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

## 2. Legal Requirements

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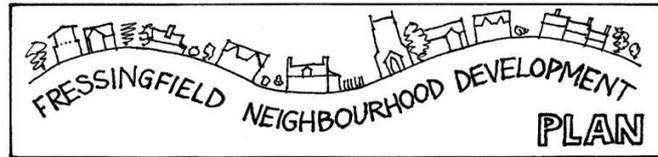
**Legal Requirements:** The Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c).

**Qualifying Body:** The Fressingfield Neighbourhood Development Plan being submitted by a qualifying body – Fressingfield Parish Council. Fressingfield Parish Council was confirmed as a qualifying body by Mid Suffolk District Council on 9<sup>th</sup> February 2018 when the Fressingfield Neighbourhood Plan Area was designated.

**A Neighbourhood Development Plan:** The Fressingfield Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

**The time-period covered:** The Fressingfield Neighbourhood Plan states the time-period for which it is to have effect (from 2018-2036) a period of 18 years.

**Excluded Development:** The Fressingfield Neighbourhood Development Plan policies do not relate to excluded development. The Fressingfield Neighbourhood Development Plan does not deal with County Matters (mineral extraction and waste development), nationally



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significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

**Area of the Neighbourhood Plan:** The Fressingfield Neighbourhood Development Plan relates to the Fressingfield Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

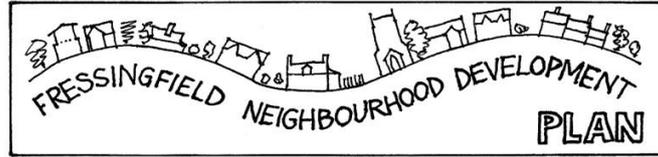
### 3. Basic Conditions

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3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

3.2 A draft 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 plan (see below).
- (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Fressingfield Neighbourhood Plan)).
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of the Fressingfield Neighbourhood Development Plan)
- (d) The making of the Plan contributes to the achievement of sustainable development (see below)
- (e) The making of the 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). (see below)



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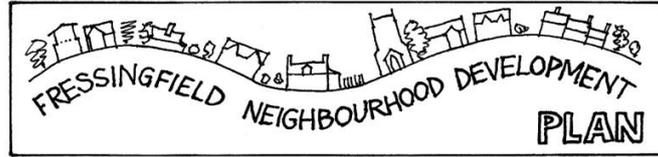
- (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,
- (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below)

3.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Fressingfield Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

## **4. a) Having regard to National Policies and Advice and e) Conformity with Strategic policies in the Development Plan**

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- 4.1 The following table provides an appraisal of the extent to which the Fressingfield Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in July 2018 and revised in February 2019. The table below assesses the degree of regard that the Fressingfield Neighbourhood Development Plan policies have had to NPPF 2019 (Column B).
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were under-going revision as the Adopted Policies were becoming quite out of date. The Mid Suffolk Core Strategy was adopted in 2008 prior to the introduction of Neighbourhood Plans in 2011 and also before either of the National Planning Frameworks were published. A focussed review of the Core Strategy was carried out and adopted in December 2012 which did reflect the first NPPF published in March

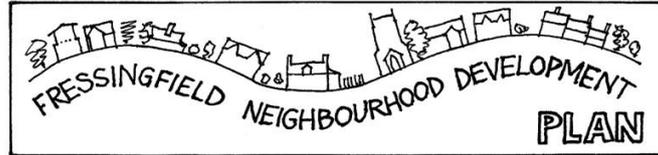


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2012 and the 2011 Localism Act. As its name suggests the scope of this review was limited and it focussed on the following:

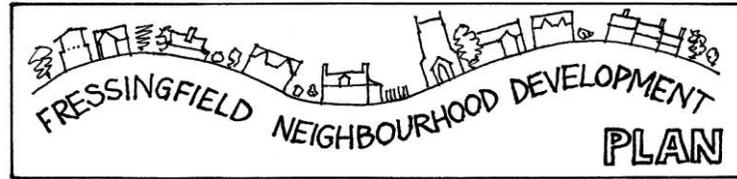
- i) Consequential changes to the Strategic objectives SO3 and SO6 to reflect a more proactive role in minimising carbon emissions and adaptation ,and to ensure balanced communities through the provision of necessary infrastructure provided with new development;
- ii) A revision to the housing numbers to accommodate recent evidence and assessments;
- iii) Revisions to the Employment Chapter to set out more up to date evidence that allows the Council to establish job targets for the District and demonstrate the need for an employment allocation in Stowmarket.

- 4.4 Therefore there are limited policies in the 2012 Review that are related to the content of the Fressingfield Neighbourhood Plan.
- 4.5 A further assessment has been carried out in respect of the saved policies contained in the Adopted Mid Suffolk Local Plan 1998 and the Mid Suffolk Local Plan First Alteration 2006 (Column E). Again in respect of the First Alteration there are very limited policies that are related to the content of the Neighbourhood Plan and only 2 are saved both of which relate to affordable housing.
- 4.6 At the time of submitting this Neighbourhood Development Plan policies of the emerging Joint Neighbourhood Plan are still in the relatively early stages. The replacement of the Core Strategy is the Babergh and Mid Suffolk Joint Local Plan (BMSJLP) and the Preferred Options Reg18 Version was agreed by Council members at the end of June to be published in July 2019, just as the Fressingfield Neighbourhood Plan is due for submission. The previous consultation on the Joint Local Plan had been undertaken between August 2017 and November 2017.
- 4.7 Therefore the Policies contained within the Fressingfield Neighbourhood Plan have been assessed for their conformity against the existing Development Plan – the Mid Suffolk Core Strategy 2008 (Column C), the Mid Suffolk Core Strategy Focussed Review 2012 (Column D) the saved policies of the Mid Suffolk Local Plan 1998 (Column E) and the First Alteration to the Mid Suffolk Local Plan 2006 (Column F). Due to the timing of the publication of the Preferred Options of the Joint Local Plan an additional table have been included which assesses the policies of the Fressingfield Neighbourhood Plan against the draft Joint Local Plan policies.

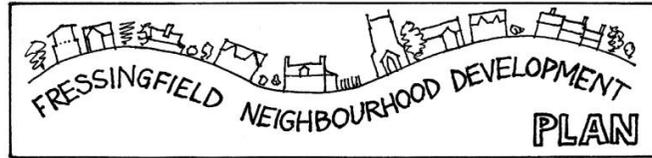


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4.8 In summary, it is the view of the Fressingfield Parish Council (as the relevant Qualifying Body) that the appraisal demonstrates that the Fressingfield Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

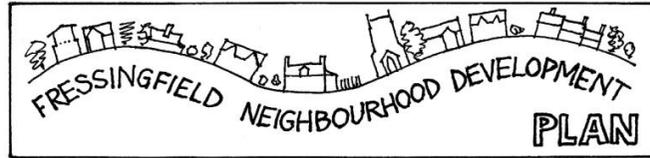


Fressingfield Neighbourhood Development Plan Policy (A)	NPPF 2019 (B)	Mid Suffolk Core Strategy 2008 (MSCS) (C)	Mid Suffolk Core Strategy Focused Review (CSFR) 2012 (D)	Adopted Mid Suffolk Local Plan (MSLP) 1998 (E)	Mid Suffolk Local Plan First Alteration (MSLPFA) 2006 (F)
<p><b>FRES.1 Housing Provision</b></p>	<p>This policy is consistent with NPPF para 103 which advocates the focussing of significant development in locations that “ are or can be made sustainable through limiting the need to travel...help to reduce congestion and emissions and improve air quality and public health.” The Neighbourhood Plan specifically allocates two sites for development (both of which already have the benefit of outline planning permissions).</p>	<p>This policy is consistent with Policy CS1 of the Core Strategy which identifies Fressingfield as a Primary Village (Tier 3). Primary Villages are defined as “villages which have basic local services including a primary school and food shop...where small scale housing growth to meet local needs, particularly affordable housing, will be appropriate. Development will be limited to sites within</p>	<p>The Mid Suffolk Core Strategy focussed review concentrated largely on refreshing the housing figures for the district and updated employment chapter to justify employment allocations at Stowmarket. Therefore there is no specific</p>	<p>This policy is consistent with MSLP policy H3 – Housing Development in villages. The local plan policy provides a presumption in favour of development within built up area (settlement boundaries) subject to criteria and Policy FRES.1 is</p>	<p>There is no specific comparator policy (s)</p>



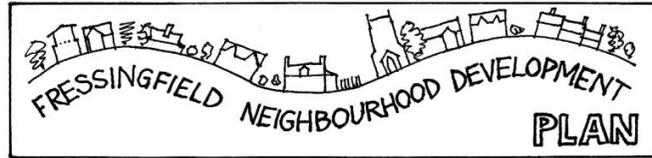
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	<p>The policy is also consistent with paragraph 70 which refers to windfall sites. The policy makes a small allowance for windfall sites which is consistent with past rates of windfall in the parish and therefore is realistic as required by this paragraph.</p> <p>The policy also specifically refers to paragraph 79 of the framework which set out the criteria for new housing outside of the built up area and in the countryside.</p>	<p>settlement boundaries or, by allocation in the Site Specific Allocation document, to sites adjacent to settlement boundaries”</p> <p>FRES.1 makes two allocations which already have the benefit of planning permission and allows for further small scale/windfall development within the settlement boundary</p>	<p>comparator policy for FRES.1 in the CSFR.</p>	<p>consistent with those criteria.</p>	
<b>FRES.2 Housing Mix</b>	<p>This policy reflects NPPF para 61 which advises that planning policies should reflect the needs of “those who require affordable housing, families with children, older people,</p>	<p>Policy CS9 of the Core Strategy “Density and Mix” requires that new housing development should provide a mix of house types, sizes and affordability to cater for</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR</p>	<p>This policy is consistent with MSLP policy H14 which seeks a range of house types to meet different accommodation</p>	<p>This policy is consistent with MSLPFA policy H4 Affordable Housing in new housing developments</p>



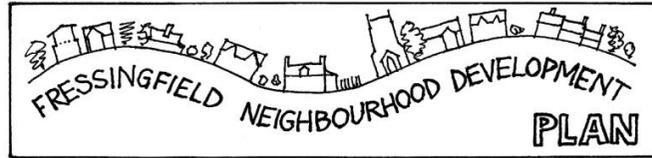
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	<p>students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p> <p>The policy is based on consultation carried out with local residents and specifically refers to housing for older people, lifetime homes, smaller end family housing, starter homes and affordable housing.</p>	<p>different accommodation needs.</p> <p>Policy FRES.2 positively encourages a wide range of types of housing that meet local needs and makes special provision for those types of housing identified through consultation e.g. housing for older people, starter homes, affordable housing, lifetime homes and family housing.</p>		<p>needs. Policy FRES.2 supports the criteria in the policy which has been developed through consultation with local residents.</p>	<p>which seeks to negotiate up to 35% of housing to be affordable on sites of 5 or more. This requirement has been superseded by the NPPF in relation to the threshold for 10 dwellings. However, FRES.2 specifically supports maximising the delivery of affordable housing on all qualifying sites.</p>
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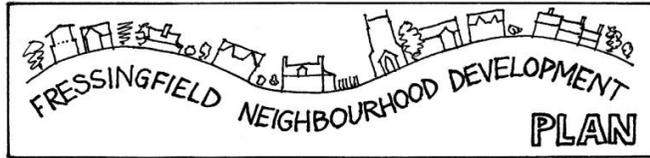
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<p><b>FRES.3 Infrastructure</b></p>	<p>This policy is consistent with paragraph 8b of the NPPF which outlines the social objective of the NPPF and specifically highlights the need for “accessible services and open spaces that reflect current and future needs and supports communities’ health, social and cultural well-being”</p>	<p>The Core Strategy at paragraph 1.52 indicates that <i>“Provision of key services needs to keep pace as the district’s population grows. This includes schools, healthcare, water supply, drainage and flood alleviation, leisure and community centre. Currently there is a poor provision of key basic services and facilities in the rural area and only 50.8% of villages have access to a food shop, general store, post office, public house, primary school and meeting place. There is also a low percentage of rural households within 13 minutes’ walk of an hourly bus service”.</i></p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR</p>	<p>This policy is consistent with the aims of a number of MSLP policies including SC10 Community Health Services, SC8 New School buildings, S7 Provision of Local Shops, which support the development of types of community infrastructure and sets out how they will be delivered. FRES.3 specifically requires infrastructure to be an early</p>	<p>There is no specific comparator policy (s)</p>
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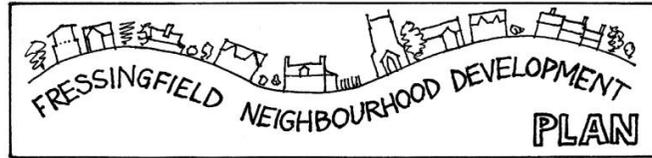
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		<p>Policy FRES.3 recognises this description and seeks to ensure that the relationship between new housing and supporting infrastructure is considered at an early stage.</p> <p>Core Strategy Policy CS6 indicates the range of infrastructure that new developments would be expected to meet provided that the need for it can be justified.</p> <p>FRES.3 is consistent with this ambition.</p>		<p>consideration in the development process.</p>	
<p><b>FRES.4 Community Facilities</b></p>	<p>This policy is consistent with NPPF para 92 which states          “To provide the social, recreational and cultural facilities and services the community needs, planning</p>	<p>Policy CS6 of the Core Strategy recognises the importance of local services and facilities. Core Strategy Objective SO5 relates this specifically to primary</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR</p>	<p>This policy is consistent with the aims of a number of MSLP policies including RT1 Sports and</p>	<p>There is no specific comparator policy (s)</p>



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	<p>policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;” The first part of the policy which seeks to retain existing community facilities is also consistent with criterion c of paragraph 92 which urges planning policies to “guard against the unnecessary loss of valued facilities and services, particularly where</p>	<p>villages such as Fressingfield.</p> <p>Policy FRES.4 seeks to retain those important facilities where they are still viable.</p>		<p>Recreational facilities, RT2 Loss of existing sports and recreation facilities, RT3 Protecting recreational open space and development of types of community facilities. FRES.4 seeks to protect existing community facilities consistent with the aims of the MSLP policies as well as encouraging new facilities.</p>	
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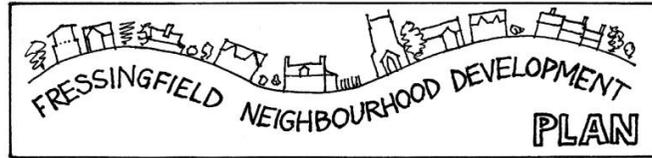
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	<p>this would reduce the community's ability to meet its day to day needs".</p>				
<p><b>FRES.5 Fressingfield Hub</b></p>	<p>This policy is consistent with NPPF para 92 which states          "To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of</p>	<p>There is no specific policy in the Adopted Core Strategy that relates to such a detailed issue however, the Core Strategy Spatial Objective SO5 underlines the importance of local facilities and services in primary villages</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>This policy is consistent with MSLP policy SC11 Accommodation for Voluntary Organisations and SC10 Siting of Community Health Services. The local plan supports the conversion of redundant public buildings for use by voluntary organisations or for community uses and FRES.5 is supportive of this approach.</p>	<p>There is no specific comparator policy (s)</p>



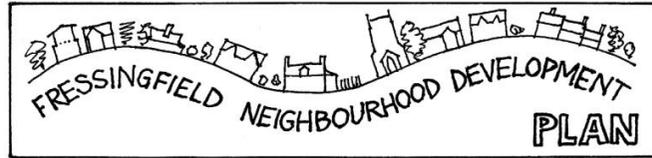
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	communities and residential environments;”				
<b>FRES.6 Landscape Character and Village Gateways/Entrances</b>	This policy reflects NPPF para 127 b) and c) which require planning policies to ensure that developments are “visually attractive as a result of “appropriate and effective landscaping”...and are sympathetic to ...the surrounding built environment and landscape setting”. In addition paragraph 170 of the framework which advocates “protecting and enhancing valued landscapes “	This policy is consistent with Core Strategy Objectives SO4 which seeks to protect, manage, enhance and restore the historic heritage / environment and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character.  Policy FRES.6 seeks to protect the individual character and landscape setting of Fressingfield consistent with this objective and with Core	There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy	This policy is consistent with MSLP policies SB2 Development Appropriate to its setting, SB3 Visually Important Open Spaces and GP1 Design and Layout of Development. The local plan policies set out design criteria by which new development will be considered and this policy complements their ambitions	There is no specific comparator policy (s)



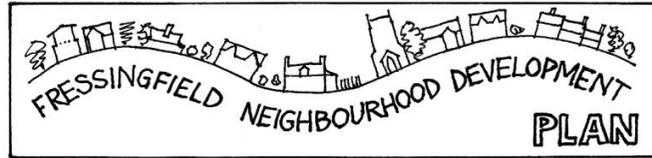
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		Strategy Policy CS5 which seeks to protect and conserve landscape quality and promotes high quality design that respects local distinctiveness.		by providing a local context and identifies important local characteristics including important views.	
<b>FRES.7 Local Green Spaces</b>	<p>This policy reflects NPPF paras 99-101 which advocates “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.</p> <p>The spaces proposed for protection have been assessed against the criteria in the NPPF.</p>	<p>There is no specific reference in the Adopted Core Strategy to Local Green Spaces as the NPPF concept appeared after its adoption. However, the concept of protecting Local Green Spaces as outlined by Policy FRES.7 is consistent with Policy CS6 which lists open spaces and green infrastructure as components of village services and facilities</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>This policy is consistent with MSLP policy SB3 Retaining Visually Important Open Spaces which seeks to protect spaces important for their visual qualities. FRES.7 provides a locally updated perspective and identifies a number of spaces to be</p>	<p>There is no specific comparator policy (s)</p>



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				protected which includes 2 from the 1998 MSLP.	
<b>FRES.8 Non-designated heritage assets</b>	This policy reflects NPPF para 197 which outlines the approach to assessing the impact of applications on non-designated heritage assets. "In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."	There is no specific reference in the Adopted Core Strategy to non-designated heritage assets however, Core Strategy Objective SO4 seeks to manage, enhance and restore the historic heritage/environment and ensure new development is appropriate in terms of scale, location and character.  FRES.8 provides specific detail on the architectural, cultural and historical significance of unlisted buildings in Fressingfield.	There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy	This policy is consistent with MSLP policy HB1 Protection of Historic Buildings. The MSLP provides a strategic policy for protecting the character and appearance of buildings of architectural or historic interest. FRES.9 provides a locally updated dimension and defines a number of specific buildings as	There is no specific comparator policy (s)



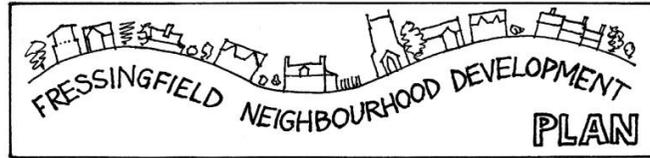
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				non-designated heritage assets.	
<b>FRES.9 Fressingfield Vernacular</b>	<p>This policy reflects NPPF para 127 which sets out the design criteria that development should meet for example “sympathetic to local character and history, including the surrounding built environment and landscape setting... not preventing or discouraging appropriate innovation or change (such as increased densities)”.</p> <p>The aim of the policy is to define the local character in order for the promoters of development to properly design their schemes.</p>	<p>Objective SO4 seeks to manage, enhance and restore the historic heritage/environment and ensure new development is appropriate in terms of scale, location and character.</p> <p>Policy FRES.9 defines that local character (for Fressingfield)</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>This policy is consistent with MSLP policy SB2 Development appropriate to its setting which sets out design criteria by which new development will be considered. FRES.9 provides a specific local dimension by defining the character of Fressingfield and enabling a more local interpretation of policy.</p>	<p>There is no specific comparator policy (s)</p>
<b>FRES.10 Design</b>	<p>This policy reflects NPPF para 127 which sets out the</p>	<p>Policy CS5 of the Core Strategy requires that:</p>	<p>There is no specific</p>	<p>This policy is consistent with</p>	<p>There is no specific</p>



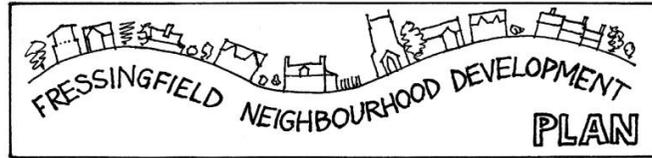
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	<p>design criteria that development should meet for example “visually attractive as a result of good architecture , layout and appropriate and effective landscaping”.. “sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change” ...”create places that are safe, inclusive...with a high standard of amenity...and where crime and the fear of crime do not undermine the quality of life or community cohesion or resilience”</p> <p>The policy contains clear criteria relating to density,</p>	<p>“Development will be of a high quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. It should create visual interest within the street scene”.</p> <p>Policy FRES.10 sets out design criteria that need to be met in order to create the high quality design required by Policy CS5.</p>	<p>comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>MSLP policies SB2 Development Appropriate to its setting and GP1 Design and Layout of New Developments which provides the design criteria for assessing development proposals. FRES.10 provides a locally updated dimension which includes specific criteria that have been developed through consultation with local people</p>	<p>comparator policy (s)</p>
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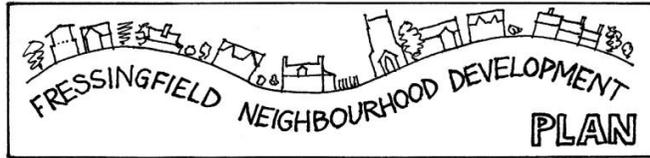
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	listed buildings, landscaping, wildlife, layout, amenity, trees and hedgerows, Secure by Design, parking and storage				
<b>FRES.11 Localised flooding and pollution</b>	<p>This policy reflects para 155 which encourages development to be directed away from areas of Floodrisk and should not increase Floodrisk elsewhere.</p> <p>The policy identifies 4 specific areas that have been known to flood over a period of time .</p>	<p>Policy CS4 of the Core Strategy indicates that It will “support development proposals that avoid areas of current and future flood risk, and which do not increase flooding elsewhere,”</p> <p>Policy FRES.11 identifies areas known to be at risk of flooding and seeks to prevent these areas from flooding or for flooding to be caused elsewhere.</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>This policy is consistent with Policy SC4 Protection of Ground water supplies. The MSLP policy seeks to prevent the contamination of ground water resources. FRES.11 is a specific policy response to identified local issues of flooding and pollution.</p>	<p>There is no specific comparator policy (s)</p>
<b>FRES.12 Climate Change, Energy</b>	<p>This policy is consistent with the NPPF Section 14</p>	<p>Policy CS3 of the Adopted Core Strategy</p>	<p>There is no specific</p>	<p>There are no specific policies</p>	<p>There is no specific</p>



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<p><b>Efficiency, Low Carbon Technology and Renewable Energy</b></p>	<p>relating to climate change which urges planning policies to take a proactive approach to climate change, particularly para 151 which advocates the increase of, and use of, renewable and low carbon energy and heat; para 153 b) in relation to new development “ take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption “.</p> <p>This policy is consistent with NPPF section 14 and para 152 which supports community-led initiatives for renewable and low carbon energy.</p> <p>The policy provides positive support to proposals that</p>	<p>promotes the incorporation of measures such as grey water recycling, adequate storage space for recycling and passive solar gain.</p> <p>FRES.12 includes criteria to promote solar gain, grey water recycling, air and ground source heat pumps etc and is consistent with the intentions of Policy CS3.</p>	<p>comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy</p>	<p>in the MSLP 1998 that are comparable to FRES.12.</p>	<p>comparator policy (s)</p>
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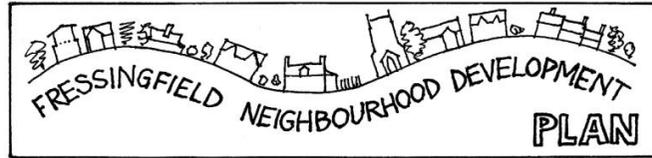
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	include renewable, energy efficiency or low carbon measures.				
<b>FRES.13 New and Existing Business</b>	This policy reflects NPPF para 83a which allows for” the sustainable growth and expansion of all types of business in rural areas through the conversion of existing building and well- designed new buildings”	Policy FRES.13 is consistent with Policy CS11 of the Adopted Core Strategy seeks to protect existing sites in employment	There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy	This policy is consistent with MSLP policies E\$ Protecting Existing Industrial/ Business Areas for employment generating uses and E5 Change of use within existing industrial commercial areas, E9 Extensions to existing industrial and commercial premises and E9 location of new business. The	There is no specific comparator policy (s)



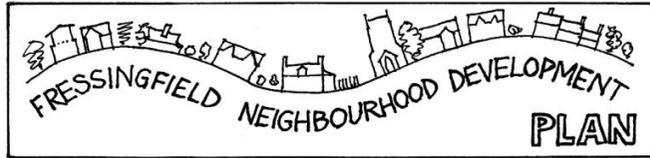
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				<p>first part of FRES.13 specifically protects existing employment areas and allows for their expansion subject criteria. FRES.13 is also consistent with MSLP Policies, CL18 Changes of use for agricultural and other rural buildings to non-residential uses and CL13 Siting and Design of agricultural buildings which support rural enterprise. The</p>	
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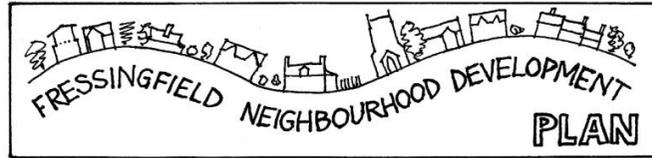
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				second and third parts of FRES.13 encourage new business in the countryside and allows for the conversion or existing buildings and appropriately sited new buildings subject to amenity criteria.	
<b>FRES.14 Enhancement and Redevelopment Opportunities</b>	This policy is in conformity with Section 11 of the NPPF which seeks to make the most effective use of land. Paragraph 117 of the framework indicates that as “much use as possible of previously-developed or ‘brownfield’ land” should be made.	This policy is consistent with Policy CS7 of the Adopted Core Strategy which seeks to maximise the use of brownfield land for new development.  Policy FRES14 represents a positive framework for	There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the specificity of this FNDP policy	There is no specific MSLP 1998 policy that is comparable to FRES.14	There is no specific comparator policy (s)



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	<p>Paragraph 118 c and d advocate “substantial weight to be given to using suitable brownfield land within settlements for homes and other identified needs” ...and that policies should “support the development of under-utilised land and buildings”.</p> <p>The policy encourages the re-use of underused or unused sites particularly where their redevelopment could result in a positive visual enhancement to the area.</p>	<p>encouraging underused or unused sites to come forward for redevelopment.</p>			
<p><b>FRES.15 Transport and Highway Safety</b></p>	<p>This policy is consistent with paragraph 110 c) which seeks to create secure and attractive spaces which minimise the scope for conflict between</p>	<p>This policy is consistent with Core Strategy Objective SO13 which seeks to encourage walking and cycling initiatives</p>	<p>There is no specific comparator policy in the CSFR due to the limited scope of the CSFR and the</p>	<p>This policy is consistent with MSLP Policy T11 which seeks to improve facilities for pedestrians and</p>	<p>There is no specific comparator policy (s)</p>



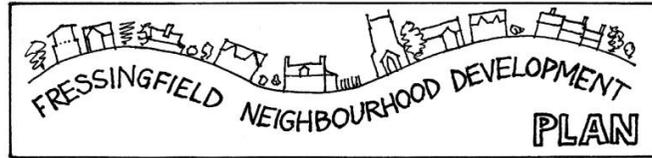
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	<p>pedestrians, cyclist and vehicles.</p> <p>The policy seeks to promote walking and cycling and the provision of new pedestrian footpaths.</p>		<p>specificity of this FNDP policy</p>	<p>cyclists. FRES.15 supports this approach.</p>	
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Fressingfield Neighbourhood Development Plan Policy	Babergh-Mid Suffolk Joint Local Plan – REG18 Preferred Options Version July 2019 (JLP)
<b>FRES.1 Housing Provision</b>	<p>This policy is consistent with Joint Local Plan Policy SP03 Settlement Hierarchy which identifies Fressingfield as a Mid Suffolk Hinterland village. Hinterland villages are expected to provide around 894 dwellings within the Plan period.</p> <p>This policy is also consistent with the housing allocation shown in the table on page 43 of the Joint Local Plan which indicates a figure of 56 dwellings for Fressingfield. The NDP makes provision for around 60 dwellings.</p>
<b>FRES.2 Housing Mix</b>	<p>This policy is consistent with paragraph 06.08 of the emerging Joint Local Plan which indicates that the greatest need for housing is for 2,3 and 4 bedroomed accommodation. Policy FRES.2 specifically refers to 2-3 bedrooms for Fressingfield. The policy is also consistent with JLP policy SP02 Affordable Housing which seeks to maximise affordable housing provision on qualifying sites.</p> <p>Policy FRES.2 is also consistent with JLP Policy LP06 which allows for specific types of housing to accommodate specific needs including nursing homes and supported housing. FRES.2 is based on consultation carried out with local residents and specifically refers to housing for older people, lifetime homes, smaller end family housing, starter homes and affordable housing.</p>
<b>FRES.3 Infrastructure</b>	<p>This policy is consistent with JLP policy SP08 Infrastructure Provision which seeks to ensure that new development should be supported by appropriate infrastructure provision. Both policies refer to the need for infrastructure needs to be identified in at an early stage of development.</p>



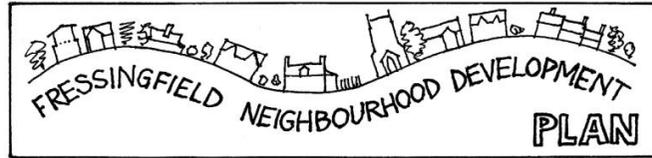
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<b>FRES.4 Community Facilities</b>	This policy is consistent with JLP Policy LP29 which supports the provision of new community facilities and also protects existing facilities unless criteria relating to viability and alternative provision can be satisfied.
<b>FRES.5 Fressingfield Hub</b>	This policy is also consistent with JLP policy LP29 which supports the provision of new community facilities such as the Fressingfield Hub.
<b>FRES.6 Landscape Character and Village Gateways/Entrances</b>	This policy reflects JLP policy LP18 Landscape which requires development to be sensitive to its setting and encourages the enhancement and protections of areas of high landscape value. Where development is proposed its visual appearance, siting and lighting are identified as important factors.
<b>FRES.7 Local Green Spaces</b>	This policy reflects JLP paragraph which 16.03 which refers to the designation of Local Green Space in neighbourhood Plans.
<b>FRES.8 Non-designated heritage assets</b>	This policy is consistent with JLP Policy LP20 The Historic Environment which recognises the contribution that non designated heritage assets can make to the character of an area and its sense of place. assessing the impact of applications on non-designated heritage assets.
<b>FRES.9 Fressingfield Vernacular</b>	This policy reflects JLP Policy LP24 which refers to the need for new development to be harmonious in its location and respond to the existing character and context.
<b>FRES.10 Design</b>	This policy is consistent with JLP Policy LP24 in that both seek high quality design, which takes account of design elements such as scale, height, massing and density together with residential amenity issues such as parking, landscaping and designing out crime.



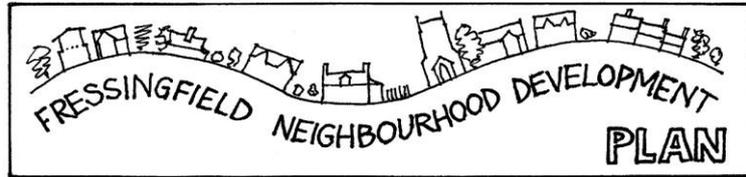
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	The policies contain clear criteria relating to density, listed buildings, landscaping, wildlife, layout, amenity, trees and hedgerows, Secure by Design, parking and storage
<b>FRES.11 Localised flooding and pollution</b>	This policy is consistent with JLP policy SP10 Climate Change which seeks to take a proactive approach to management of flood risk. It is also consistent with the Policy LP26 Flood Risk which seeks to direct development to areas with the least impact on flooding.
<b>FRES.12 Energy Efficiency, Low Carbon Technology and Renewable Energy</b>	<p>This policy is consistent with JLP Policy SP10 Climate Change which encourages renewable energies and low carbon technology. It is also consistent with Policy LP23 – Sustainable Construction and Design which highlights the importance of energy efficiency measures and design principles such as orientation for solar gain. para 153 b) in relation to new development.</p> <p>The policy provides positive support to proposals that include renewable, energy efficiency or low carbon measures.</p>
<b>FRES.13 New and Existing Business</b>	This policy is consistent with JLP policy LP11 Employment Development which supports new employment development in appropriate locations including extensions to existing enterprises and also Policy LP12 which seeks to safeguard existing sites in employment use.
<b>FRES.14 Enhancement and Redevelopment Opportunities</b>	<p>This policy is in conformity paragraph 09.10 of the JLP which encourages the re-use of brownfield land.</p> <p>The policy encourages the re-use of underused or unused sites particularly where their redevelopment could result in a positive visual enhancement to the area.</p>
<b>FRES.15 Transport and Highway Safety</b>	This policy is consistent with JLP policy LP30 Safe Sustainable and Active Transport which encourages walking and cycling and the creation of new and safe routes and links for



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	<p>pedestrians and cyclists. , Active and paragraph 110 c) which seeks to create secure and attractive spaces which minimise the scope for conflict between pedestrians, cyclist and vehicles.</p>
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## 5 d) Achieving Sustainable Development

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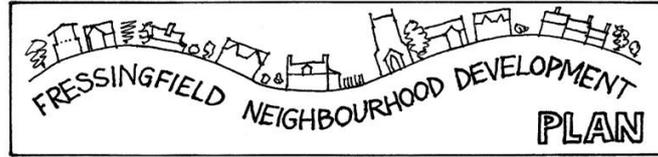
- 5.1 The NPPF 2018 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.<sup>1</sup> The appraisal of the Fressingfield Neighbourhood Development Plan policies against NPPF policies presented above demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2 The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

### ***Economic, social and environmental objectives***

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Fressingfield Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. FRES.10 Design contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart. The first Steering Group Workshop held in June 2018 to establish the vision and highlight key issues resulted in workshop to establish some key ideas resulted in draft objectives being grouped under three clear headings– Environmental Objectives, Economic Objectives and Social Objectives. The Adopted vision itself also refer to meeting the existing and future needs of the village and talks about ‘robust and sustainable infrastructure’.

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<sup>1</sup> Resolution 42/187 of the United Nations General Assembly



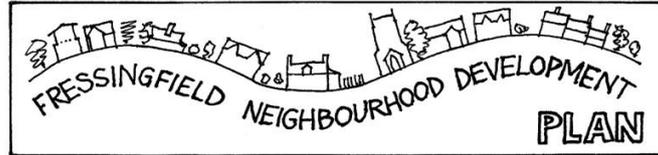
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**VISION**

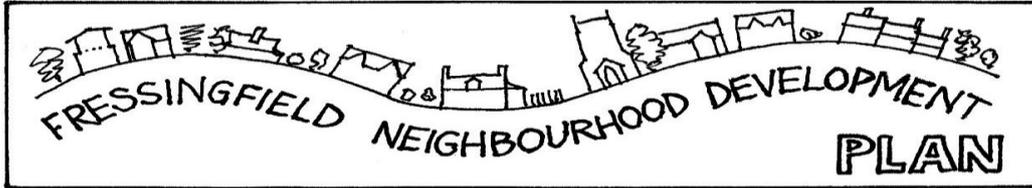
**A Vision for Fressingfield**

“By 2036, having built on its reputation, the parish of Fressingfield will continue to be a good place to live with a welcoming, friendly and cohesive community, with its vibrant and diverse range of facilities and cultural activities meeting the existing and future needs of the village and its rural hinterland. It will have a robust and sustainable infrastructure and will be a place where natural and historic assets are protected. Through high quality design, new development will be sympathetic to local building styles that respect the character of the area”

- 5.6 By the time of the Policy Ideas Exhibition in September 2018, the wording of the objectives had been further refined but the three groupings remained, and these formed the basis of the Exhibition material that the public were consulted on.



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## Environment Objectives

### ARE THESE THE IMPORTANT ISSUES?

	YES	No	Comments
ENV <sub>1</sub> To protect important historic and natural assets			
ENV <sub>2</sub> To define the local building styles of the area and improve the quality of new design			
ENV <sub>3</sub> To protect the landscape setting of the village and important gateways/ entrances to the village			
ENV <sub>4</sub> To prevent increased localised flooding/ reduce existing incidences of flooding			
ENV <sub>5</sub> Are there any issues relating to Climate Change or Renewable Energy that the Plan needs to tackle? If so, please tell us what they are below			



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## Economic Objectives

### ARE THESE THE IMPORTANT ISSUES?

	YES	No	Comments
ECO 1 To encourage existing businesses to expand (where appropriate?)			
ECO 2 To encourage new businesses into the parish			
ECO 3 To encourage redevelopment/re-use of existing underused sites			
ECO 4 Are there specific issues around infrastructure that need addressing e.g. broadband, mobile phone coverage, electricity, gas, sewerage?			
ECO 5 Are there specific transport or traffic issues that the community feel need addressing?			



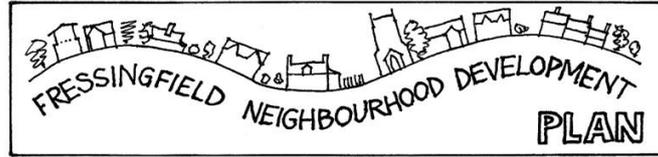
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## Community Objectives

### ARE THESE THE IMPORTANT ISSUES?

	YES	No	Comments
<b>COM<sub>1</sub></b> To provide housing that meets the needs of the whole community			
<b>COM<sub>2</sub></b> To provide for housing sites that are an appropriate size for the village and in keeping with its character (small sites preferred ?)			
<b>COM<sub>3</sub></b> To maintain and expand the range and number of community services and facilities			
<b>COM<sub>4</sub></b> To act as a Hub for services and facilities that meet the needs of the parish and beyond			



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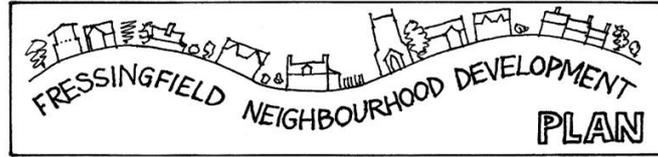
5.7 This further helps demonstrate the plan’s comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through Fressingfield Neighbourhood Plan Policies
<p><b>NPPF 2018</b>  <b>An economic objective:</b> to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p><b>FRES.1: Housing Provision.</b> This policy seeks to meet the housing needs in the parish and identifies where future development will take place..</p> <p><b>FRES3: Infrastructure.</b> This policy recognises the importance of the relationship between development and infrastructure (physical, social, digital and green) and ensures that current deficits are not exacerbated by new development ..</p> <p><b>FRES13: New and Existing Business</b> The policy supports proposals to expand existing businesses and positively encourages new small scale businesses subject to criteria. The policy takes a positive approach to the conversion of existing farm buildings and to new agricultural buildings.</p> <p><b>FRES.14 Enhancement and redevelopment opportunities .</b> This policy encourages the re-use and redevelopment of existing underused or unused sites.</p>
<p><b>NNPF 2018</b>  <b>A social objective:</b> to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</p>	<p><b>FRES.2: Housing Size, Type and Tenure.</b> This policy supports the provision of housing and seeks to ensure that appropriate housing is provided to meet the needs of current and future generations</p> <p><b>FRES.3: Infrastructure .</b> This policy seeks to ensure that the necessary infrastructure required to support growth and meet community needs is in place.</p> <p><b>FRES.4: Community Facilities</b> The policy seeks to protect existing community facilities where they are viable and supports the provision of new community buildings and facilities to increase the number and range of services and activities that can be accessed by the local community.</p> <p><b>FRES.5:Fressingfield Hub</b> This policy encourages the provision of social, medical and cultural services for the parish and to act as a meeting location for specific community groups.</p>



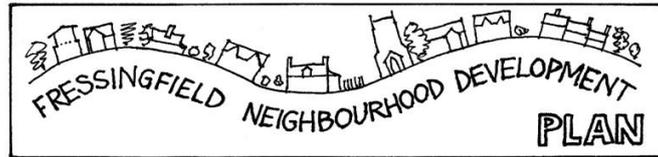
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	<p><b>FRES.7 Local Green Spaces</b> This policy seeks to protect specific spaces that are demonstrably special to the local community.</p> <p><b>FRES.10: Design</b> This policy supports the health and wellbeing of the community by promoting developments that are safe, well designed and accessible and meet the needs of the local community.</p> <p><b>FRES.11: Localised flooding and.</b> The policy supports the health and well-being of the community through preventing development from taking place that would lead to flooding and pollution.</p> <p><b>FRES.15: Transport and Highway Safety.</b> The policy contributes to creating a high quality and safe environment by supporting new footpaths and cycleways which also help to improve overall community health.</p>
<p><b>NPPF 2018</b>  <b>An environmental role:</b> to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p><b>FRES.6 Landscape Character and Village Gateways/Entrances.</b> This policy seeks to enhance the landscape and settlement edges of the parish through protecting important views from inappropriate development and encouraging local enhancement schemes.</p> <p><b>FRES.7: Local Green Spaces</b> This policy seeks to protect specific spaces within the parish that have a community value either through their visual appearance, historic recreation or cultural value.</p> <p><b>FRES.8: Non-designated heritage assets.</b> The policy contributes to the protection and enhancement of the built and historic environment through the identification of Important local buildings for additional protection.</p> <p><b>FRES.9: Fressingfield Vernacular.</b> This policy contributes to the protection and enhancement of the built and natural environment by defining the important building styles and materials in the village.</p> <p><b>FRES.10: Design.</b> This policy contributes to protecting and enhancing the built environment by promoting the creation of high quality developments, safe environments and the designing out of crime.</p> <p><b>FRES.11: Localised flooding and pollution.</b> This policy seeks to minimise pollution through the promotion of</p>



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	<p>modern drainage measures to reduce pollution and flooding.</p> <p><b>FRES.12: Climate Change, Energy Efficiency, Low Carbon Technology and Renewable Energy</b> This policy seeks to aid in the mitigation and adaptation to climate change through promoting the minimum use of resources in both construction and operation of buildings and support for measures that re-use water and incorporate solar gain.</p> <p><b>FRES.15: Transport and Highway Safety.</b> This policy seeks to create a safer environment through the encouragement of new footways which are safe and attractive for pedestrians and encouraging higher levels of walking and cycling.</p>
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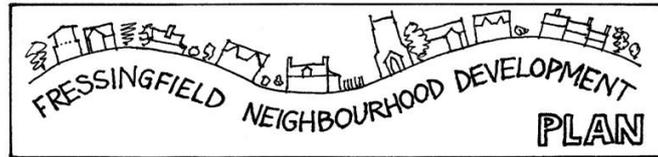


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## 6. f) Compatibility with EU Obligations

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- 6.1 The statement below demonstrates how the Fressingfield Neighbourhood Development Plan does not breach and is compatible with EU obligations.
- 6.2 Mid Suffolk District Council recommends that the Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening processes be undertaken at Pre-Submission stage. The assessment was carried out by Place Services and was undertaken in May 2019.
- 6.3 The SEA Screening Report takes into account the latest regulations, guidance and court judgements relating to this area including CJEU People Over Wind v Coillte Teoranta C-323/17 which rules that mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site. The HRA Screening Report therefore does not consider mitigation measures within the assessment of Likely Significant Effects resulting from the Fressingfield Neighbourhood Development Plan. The Screening report also considers the impact of the judgement CJEU Holohan C- 461/17, which imposes more detailed requirements in the competent authority at Appropriate Assessment Stage.
- 6.4 The SEA and HRA assessments were carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Fressingfield Neighbourhood Plan Area of which there is one within 20km.
- 6.5 The SEA screening report concluded that:
- “In consideration of the findings of relevant environmental assessment work undertaken for the Plan’s allocations, and the status of two of them with planning permission, the Fressingfield Neighbourhood Development Plan can be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC..”*
- 6.6 In addition, the HRA screening report concluded that :



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*“Subject to Natural England’s review, this HRA report indicates that the Fressingfield Neighbourhood Development Plan is not predicted, without mitigation, to have any likely significant effect on a Habitats Site. The requirement for the Plan to undertake further assessment under the Habitats Regulations 2017 was therefore **screened out.**”*

6.7 Consultation on the Screening Report was carried out with Natural England, Historic England and the Environment Agency. Responses were received from Natural England and Historic England and confirmed that no European Sites will be significantly affected by the policies described in the Neighbourhood Plan.

6.8 Mid Suffolk issued Screening Determination Notices in June 2019. The SEA Screening Determination states at Sections 5 and 6:

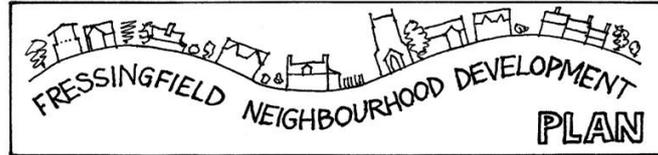
*“As such, the content of the Fressingfield Neighbourhood Plan has therefore been screened out for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.”*

*“ Consultation on the Screening Report was carried out with Natural England, Historic England and the Environment Agency. In their response, Natural England and Historic England agree with the conclusion of the Screening Report. No response was received from the Environment Agency”.*

6.9 The HRA Screening Determination states at Section 5 and 6 follows:

*“The Screening Report concluded that, subject to Natural England’s review, the Fressingfield Neighbourhood Plan is not predicted, without mitigation, to have any likely significant effects on a Habitats site. Natural England have subsequently confirmed that they concur with the conclusion of the HRA Screening. The requirement for the Plan to undertake further assessment under the Habitats Regulations 2017 is therefore ‘screened out.’*

*“In the light of the Screening Report prepared by Place Services and the responses from the statutory bodies it is determined that the Fressingfield Neighbourhood Plan does not require further assessment under the Habitats Regulations 2017.”*



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- 6.10 The Screening Determinations conclude that the Fressingfield Neighbourhood Plan is compatible with and does not breach EU Obligations. The Determination Notices are featured alongside this Basic Conditions Statement as Submission Documents.
- 6.11 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement.



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## 7. g) Prescribed matters

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- 7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

*“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.*

- 7.2 Natural England has been consulted on the pre-submission version of the Fressingfield Neighbourhood Plan and has contributed to the SEA and HRA Screening Determinations which have concluded that no further assessment is required. There are few national and international designations within close proximity to Fressingfield and therefore it is considered by the Parish Council as the relevant Qualifying Body that that the Neighbourhood Plan meets the additional prescribed basic condition.