



**NEEDHAM MARKET TOWN COUNCIL**

# **Needham Market Neighbourhood Plan**

***THE FUTURE OF OUR TOWN  
2020 to 2036***

***Needham Market Neighbourhood Plan  
Basic Conditions Statement  
October 2020***





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## ◆ 1. INTRODUCTION

- 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 be 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

**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 Needham Market Neighbourhood Development Plan being submitted by a qualifying body – Needham Market Town Council. Needham Market Town Council was confirmed as a qualifying body by Mid Suffolk District Council on 27th September 2013, when the Needham Market Neighbourhood Plan Area was designated.

**A Neighbourhood Development Plan:** The Needham Market 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 Needham Market Neighbourhood Plan states the time-period for which it is to have effect (from 2020-2036) a period of 16 years.

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

- 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 Needham Market 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 Needham Market 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)
  - (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 Needham Market 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

- 4.1 The following table provides an appraisal of the extent to which the Needham Market 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 February 2019. The table below assesses the degree of regard that the Needham Market 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 undergoing 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 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 Needham Market 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 consulted on between July and September 2019. The previous consultation on the Joint Local Plan had been undertaken between August 2017 and November 2017. The next consultation on the emerging Joint Local Plan (REG19) is expected in Autumn 2020, although there is no specific date for publication at the date of writing this statement.
- 4.7 Therefore the Policies contained within the Needham Market 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 emerging Joint Local Plan, an additional table has been included which assesses the policies of the Needham Market Neighbourhood Plan against the policies of the Regulation 18 Preferred Options Version of the Joint Local Plan which was published in July 2019.
- 4.8 In summary, the appraisal demonstrates that the Needham Market Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.



## Assessment of Policies within the Needham Market Neighbourhood Plan October 2020 against the NPPF 2019 and the Development Plan Policies

Needham Market Neighbourhood Development Plan Policy (A)	NPPF 2019 (B)	Mid Suffolk Core Strategy 2008 (MSCS) (C)
<p><b>NM1 – Housing Mix – Size, Type and Tenure</b></p>	<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, 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>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 different accommodation needs.</p> <p>Policy NM1 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><b>NM2 – Securing Good Design and Layout</b></p>	<p>This policy reflects NPPF para 127 which sets out the 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, listed buildings, landscaping, wildlife, layout, amenity, trees and hedgerows, Secure by Design, parking, and storage.</p>	<p>Policy CS5 of the Core Strategy requires that:</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 NM2 sets out design criteria that need to be met in order to create the high quality design required by Policy CS5.</p>
<p><b>NM3 – Encouraging Commercial Activity and employment opportunities</b></p>	<p>This policy reflects NPPF para 80 which requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. It is also consistent with paragraph 83a which allows for “the sustainable growth and expansion of all types of business in rural areas.”</p>	<p>Policy NM3 is consistent with Policy CS11 of the Adopted Core Strategy which seeks to protect existing sites in employment use. Lion Barn Estate is specifically referred to in both policies.</p>





## 4: NATIONAL POLICIES AND ADVICE

# 7

Mid Suffolk Core Strategy Focussed Review (CSFR) 2012 (D)	Adopted Mid Suffolk Local Plan (MSLP) 1998 (E)	Mid Suffolk Local Plan First Alteration (MSLPFA) 2006 (F)
<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.</p> <p>Therefore there is no specific comparator policy for Policy NM1 in the CSFR.</p>	<p>This policy is consistent with MSLP policy H14 which seeks a range of house types to meet different accommodation needs. Policy NM1 supports the criteria in the policy which has been developed through consultation with local residents.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM2 in the CSFR.</p>	<p>This policy is consistent with 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.</p> <p>Policy NM2 provides a locally updated dimension which includes specific criteria that have been developed through consultation with local people.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM3 in the CSFR.</p>	<p>This policy is consistent with MSLP policies E4 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.</p> <p>Policy NM3 specifically protects existing employment areas (Lion Barn Estate) and allows for its expansion subject criteria.</p>	<p>There is no specific comparator policy (s)</p>



## Assessment of Policies within the Needham Market Neighbourhood Plan October 2020 against the NPPF 2019 and the Development Plan Policies

Needham Market Neighbourhood Development Plan Policy (A)	NPPF 2019 (B)	Mid Suffolk Core Strategy 2008 (MSCS) (C)
<p><b>NM4 – Reinforcing the town centre vitality and viability</b></p>	<p>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should define the extent of town centres... and make clear the range of uses permitted in such locations.</p> <p>This policy seeks to reinforce the vitality and viability of the Town Centre by encouraging a range of uses appropriate to a town centre.</p>	<p>This policy is consistent with Policy CS12 of the Core Strategy which identifies Needham Market Town Centre as a District Centre. CS12 supports appropriate new retail, commercial and service development that will enhance the vitality and viability of the town centre. It also supports proposals and activities that provide for or enhance existing town centre community and cultural assets.</p>
<p><b>NM5 – Redevelopment Opportunities in the Town Centre</b></p>	<p>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. 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>This policy is consistent with Policy CS12 of the Core Strategy which supports appropriate new retail, commercial and service development including redevelopment that will enhance the vitality and viability of the town centre.</p>
<p><b>NM6 – Community 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.” In addition, this policy is consistent with NPPF para 92 which states</p> <p>“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 communities and residential environments</p> <p>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 this would reduce the community’s ability to meet its day to day needs”.</p>	<p>This policy is consistent with Core Strategy Policy CS6 Services and Infrastructure which expects new development to provide or support the delivery of appropriate and accessible infrastructure to meet the needs of that development which includes transport infrastructure provision, healthcare, education, libraries, open space sport, social and cultural facilities.</p>



## 4: NATIONAL POLICIES AND ADVICE

Mid Suffolk Core Strategy Focussed Review (CSFR) 2012 (D)	Adopted Mid Suffolk Local Plan (MSLP) 1998 (E)	Mid Suffolk Local Plan First Alteration (MSLPFA) 2006 (F)
<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.</p> <p>Therefore there is no specific comparator policy for Policy NM4 in the CSFR.</p>	<p>This policy is consistent with Policies S1 Supporting Town Centres, and S2 Uses Appropriate to Primary Shopping Areas in the Adopted Local Plan 1998, which seek to protect town centre from uses that may undermine their vitality and viability and supports the role of town centres.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM5 in the CSFR.</p>	<p>This policy is consistent with Policies S1 Supporting Town Centres, and S2 Uses Appropriate to Primary Shopping Areas which seek to underpin the important role of towns centres.</p> <p>Policy NM5 encourages a range of appropriate uses and supports the use of brownfield land.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM6 in 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.</p> <p>Policy NM6 specifically encourages the sharing of facilities.</p> <p>This policy is consistent with the aims of a number of MSLP policies including RT1 Sports and Recreational facilities.</p> <p>Policy NM6 seeks to protect existing community facilities consistent with the aims of the MSLP policies as well as encouraging new facilities.</p>	<p>There is no specific comparator policy (s)</p>



## Assessment of Policies within the Needham Market Neighbourhood Plan October 2020 against the NPPF 2019 and the Development Plan Policies

Needham Market Neighbourhood Development Plan Policy (A)	NPPF 2019 (B)	Mid Suffolk Core Strategy 2008 (MSCS) (C)
<p><b>NM7- Preserving the town's setting and retention of important views</b></p>	<p>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”</p>	<p>This policy is consistent with paragraph 2.14 of the Core Strategy which recognises the importance of the landscape surrounding Needham Market and with Policy CS5 – Mid Suffolk’s Environment – which recognises the need to protect and conserve landscape qualities taking into account the natural environment, in order to protecting the District’s most important components and encourage development that is consistent with conserving its overall character.</p>
<p><b>NM8 – The Historic Town Centre and Conservation Area</b></p>	<p>This policy reflects NPPF para 197 which outlines the approach to assessing the impact of applications on heritage assets and specifically encourages the preservation and enhancement of the Conservation Area.</p> <p>This policy is consistent with paragraph 186 and 188 which recognises the importance of Conservation Areas as having special architectural and historic interest.</p>	<p>This policy is consistent with Policy CS5 of the Core Strategy that seeks to protect, conserve and where possible enhance the natural and built historic environment including the residual archaeological remains. In addition Policy NM8 is consistent with Core Strategy Objective SO4 which 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><b>NM9 – Reducing and Managing the Impact of Traffic</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 pedestrians, cyclist, and vehicles.</p> <p>The focus of the policy is to create a safer environment within the town centre and seeks to promote walking and cycling provision.</p>	<p>This policy is consistent with Core Strategy Objective SO13 which seeks to encourage walking and cycling initiatives.</p>
<p><b>NM10 – Encouraging safe walking and cycling</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 pedestrians, cyclist, and vehicles.</p> <p>The policy seeks to promote walking and cycling and the provision of new pedestrian footpaths.</p>	<p>This policy is consistent with Core Strategy Objective SO13 which seeks to encourage walking and cycling initiatives.</p>



# 4: NATIONAL POLICIES AND ADVICE

Mid Suffolk Core Strategy Focussed Review (CSFR) 2012 (D)	Adopted Mid Suffolk Local Plan (MSLP) 1998 (E)	Mid Suffolk Local Plan First Alteration (MSLPFA) 2006 (F)
<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.</p> <p>Therefore there is no specific comparator policy for Policy NM7 in the CSFR.</p>	<p>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 by providing a local context and identifies important local characteristics including important views.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM8 in the CSFR.</p>	<p>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. In addition Policies HB8 Safeguarding the Character of Conservation Areas and HB10 Advertisements in Conservation Areas.</p> <p>Policy NM8 seeks to preserve and enhance the Conservation Area as well as providing some broad guidance for the consideration of advertisements and signage with the Conservation Area.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM9 in the CSFR.</p>	<p>This policy is consistent with MSLP Policy T11 which seeks to improve facilities for pedestrians and cyclists.</p> <p>Policy NM9 supports this approach.</p>	<p>There is no specific comparator policy (s)</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.</p> <p>Therefore there is no specific comparator policy for Policy NM10 in the CSFR.</p>	<p>This policy is consistent with MSLP Policy T11 which seeks to improve facilities for pedestrians and cyclists. FRES.15</p>	<p>There is no specific comparator policy (s)</p>



Needham Market Neighbourhood Plan Policy	Babergh-Mid Suffolk Joint Local Plan – REG18 Preferred Options Version July 2019 (JLP)
Needham Market Neighbourhood Plan – Housing Requirement	<p>The approach taken by the Neighbourhood Plan in respect of housing numbers is in accordance with the BMSJLP Preferred Options Version July 2019. Policy SPO3 of the JLP identifies Needham Market as a Market Town in the settlement hierarchy. Furthermore the JLP indicates in Table 04 on page 41 that the Housing Requirement for Needham Market is 497 dwellings over the JLP plan period up to 2036. The policy is also consistent with the Needham Market Section of the JLP in Section 3 Pages 379-381 which gives details of three ‘allocations’ which all have the benefit of planning permission.</p> <p>This figures is a ‘commitments’ figure and at December 2019, there was planning permission in the town for 497 dwellings, the majority of which were not constructed. The Needham Market Neighbourhood Plan does not anticipate making further allocations for new development given the high levels of outstanding commitment and the level of change that will occur as those commitments and allocations come forward during the plan period and therefore is in conformity with the overarching spatial strategy of the emerging JLP.</p>
NM1 – Housing Mix – Size, Type and Tenure	<p>This policy is consistent with paragraph 6.8 of the emerging Joint Local Plan which indicates that the greatest need for housing is for 2,3 and 4 bedroomed accommodation. Policy NM1 specifically refers to both smaller and larger family housing. The policy is also consistent with JLP Strategic Policy SP02 Affordable Housing which seeks to maximise affordable housing provision on qualifying sites.</p> <p>Policy NM1 is also consistent with JLP Local Policy LP06 which allows for specific types of housing to accommodate specific needs including nursing homes and supported housing. NM2 is based on consultation carried out with during the Neighbourhood Plan process and specifically refers to housing for older people, lifetime homes, smaller end family housing, starter homes and affordable housing.</p>
NM2 – Securing Good Design and Layout	<p>This policy is consistent with JLP Local 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.</p>
NM3 – Encouraging Commercial Activity and employment opportunities	<p>This policy is consistent with JLP Strategic Policy SP05 Employment Land which identifies Lion Barn, Needham Market as a strategic employment site which should be protected for employment use and the principle of expansion supported.</p> <p>Policy NM3 specifically directs new business, commercial and service activity to Lion Barn Estate and specifically supports the expansion of existing businesses.</p>
NM4 – Reinforcing the town centre vitality and viability	<p>This policy is consistent with JLP Strategic Policy SP06 Retail and Leisure which identifies Needham Market Town Centre as having a district centre function. The need to enhance town centres is identified as a key economic issue on page 12 of the JLP.</p> <p>Policy NM4 seeks to reinforce the vitality and viability of the town centre by supporting new retail, leisure, and other uses appropriate to the town centre. It also seeks to resist the loss of town centre uses to other uses that would not be appropriate to a town centre.</p>



<p><b>NM5 – Redevelopment Opportunities in the Town Centre</b></p>	<p>This policy is in conformity paragraph 9.10 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>
<p><b>NM6 – Community Infrastructure</b></p>	<p>This policy is consistent with JLP Strategic policy SP08 Infrastructure Provision which seeks to ensure that new development should be supported by appropriate infrastructure provision.</p> <p>This policy is consistent with JLP Local Policy LP29 Services and Facilities within the Community, which supports the provision of new community facilities and also protects existing facilities unless criteria relating to viability and alternative provision can be satisfied.</p>
<p><b>NM7- Preserving the town’s setting and retention of important views</b></p>	<p>This policy reflects JLP Local 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. The policy requires that any local designations should be demonstrably informed by Local Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.</p> <p>Policy NM7 seeks to protect the visual scenic value of the landscape and countryside surrounding Needham Market including Needham Lake and the valley of the River Gipping as well as identifying 4 specific views for protection which are also identified in the Heritage Settlement Sensitivity Assessment.</p>
<p><b>NM8 – The Historic Town Centre and Conservation Area</b></p>	<p>This policy is consistent with JLP Local Policy LP20 The Historic Environment which supports development proposals that contribute to local distinctiveness, respecting the built form and scale of local heritage and requires consideration to be given to the historic environment which takes account of the contribution any designated or non-designated heritage asset makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced, or conserved in accordance with their significance.</p> <p>Policy NM8 supports development within the Historic Town Centre/Conservation Area where it respects the historic fabric and appearance of that area and protects its listed buildings, protected trees, and other heritage. The policy also seeks to protect and reinforce the established special character of the Conservation Area and its setting.</p>
<p><b>NM9 – Reducing and Managing the Impact of Traffic</b></p>	<p>This policy is consistent with JLP Local policy LP30 Safe Sustainable and Active Transport which encourages walking and cycling and the creation of new and safe routes and links for pedestrians and cyclists.</p> <p>Policy NM9 focusses on the town centre and requires the provision of pedestrian and cycle facilities in the town centre in order to make it an accessible location.</p>
<p><b>NM10 – Encouraging safe walking and cycling</b></p>	<p>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 pedestrians and cyclists.</p> <p>Policy NM10 focusses on the healthy aspects of walking and cycling including provision of new an improved links around the town and from the town into the countryside.</p>



## ◆ 5.D) ACHIEVING SUSTAINABLE DEVELOPMENT

- 5.1 The NPPF 2019 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 Needham Market 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 plan has been formulated with Sustainable Development at its heart. Early drafts of the vision recognised the need for the growth of the town to occur in a balanced way and for care to be taken not to adversely affect the historic core. The final wording of the vision evolved during the Neighbourhood Plan process and was amended as a result of the various consultation exercises.
- 5.5 The vision reinforces the Town Council's firmly held belief that the future development of Needham Market must occur in a balanced and sustainable way; taking into account the need to balance social benefits such as housing to meet the needs of a growing community against environmental issues such as the landscape and the historic town centre and economic issues such as providing job opportunities for the local population.

Our Vision for Needham Market to 2036 is:

***"To ensure that Needham Market's future growth occurs in a balanced and sustainable way, which preserves and enhances its attractive, historic core, promotes the health and well-being of local people and maintains the community way of life already present in the town. Needham Market will continue to be a self-contained settlement providing the necessary housing and jobs needed by its local residents.***

- 5.6 The first set of objectives produced for the 2015 Regulation 14 Consultation were as follows:
- To maintain existing facilities in the Town
  - To deliver new services to meet the changing needs of the residents during the Neighbourhood Plan period.
  - To deliver the new homes expected in the District Council's Planning documents but only in accordance with the Needham Market Neighbourhood Plan vision
  - To influence the delivery of services provided by other agencies by cooperation and coordination. (i.e. avoiding duplication)
  - To prepare for the needs of an ageing population by improving connections and services within the town and preventing the need to travel elsewhere, particularly by car.
  - To encourage healthier life-styles by helping people to enjoy cycling and walking safely .

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





# 5: Sustainable Development

5.7 These objectives were updated and refreshed as part of the work undertaken to produce the Second Pre-Submission Version of the Neighbourhood Plan which was consulted on in January 2020. As a result of that consultation the objectives have been further refined as follows:

<b>Housing</b>	<p><b>Objective 1:</b> To deliver the new homes expected in the District Council's Local Plan in accordance with the vision of the Neighbourhood Plan.</p>
<b>Employment &amp; Business</b>	<p><b>Objective 2:</b> To provide enough land, buildings, and infrastructure to support local economic development and promote local employment opportunities.</p>
<b>Community</b>	<p><b>Objective 3:</b> To maintain the existing level of facilities in the town and to deliver new services to meet the changing needs of residents during the Neighbourhood Plan period.</p>
<b>Natural Historic &amp; Environment</b>	<p><b>Objective 4:</b> To protect and enhance Needham Market's environmental, natural, and green assets.</p>
	<p><b>Objective 5:</b> To preserve and enhance the historic town centre of Needham Market.</p>
<b>Transport</b>	<p><b>Objective 6:</b> To improve connections and services within the town, to prevent the need to travel elsewhere, particularly by car.</p>
	<p><b>Objective 7:</b> To encourage healthier lifestyles by helping people to enjoy walking and cycling safely.</p>

5.8 The objectives and policies contained within the Needham Market Neighbourhood Plan contribute towards each of these 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. **NM2 Securing Good Design and Layout** which contributes to both **social** and **environmental** objectives.

5.7 The following table helps to further demonstrate the Plan's comprehensive contribution to sustainable development.



NPPF Sustainable Development	Contribution through Needham Market Neighbourhood Plan Policies
<p><b>NPPF 2019</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>Objective 2:</b> To provide enough land, buildings, and infrastructure to support local economic development and promote local employment opportunities.</p> <p><b>Policy NM3:</b> The aim of this policy is to encourage commercial activity and employment opportunities. It identifies a specific location – Lion Barn Estate where new business and employment development will be directed and where support will be given to proposal to expand existing businesses.</p> <p><b>Policy NM4:</b> This policy seeks to reinforce the vitality and viability of Needham Market town centre by encouraging a range of uses including retail, commercial and service uses. It also seeks to prevent uses from taking place in the town centre that would not be appropriate or could undermine its function .</p> <p><b>Policy NM5:</b> This policy supports proposals for the redevelopment of underused or unused brownfield sites within the town centre. It also encourages tourism uses and gives guidance for parking provision.</p>
<p><b>NPPF 2019</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.</p>	<p><b>Objective 1:</b> To deliver the new homes expected in the District Council's Local Plan in accordance with the vision of the Neighbourhood Plan.</p> <p><b>Objective 2:</b> To provide enough land, buildings, and infrastructure to support local economic development and promote local employment opportunities.</p> <p><b>Objective 3:</b> To maintain the existing level of facilities in the town and to deliver new services to meet the changing needs of residents during the Neighbourhood Plan period.</p> <p><b>Objective 6:</b> To improve connections and services within the town, to prevent the need to travel elsewhere, particularly by car.</p> <p><b>Objective 7:</b> To encourage healthier lifestyles by helping people to enjoy walking and cycling safely.</p> <p><b>NM1:</b> The policy encourages and mixed and inclusive community through the provision of specific types of housing to meet local needs. It supports a range of housing types such as housing for older people, affordable housing, small and large family housing, self-build, and adaptable housing.</p> <p><b>NM2:</b> The policy sets out the criteria for securing good design and layout. It provides guidance on issues such as parking, storage, safety, sustainability, and landscaping.</p> <p><b>NM6:</b> This policy supports the provision of new community infrastructure to support the needs of the community as it grows. It also encourages the use of shared spaces to provide a range of services. Specific encouragement is given for new facilities for older and younger people, increasing volunteering and the expansion of medical facilities. The policy also seek to protect existing community infrastructure.</p> <p><b>NM9:</b> The policy seeks to reduce the impact of traffic and its potential conflicts with pedestrians and cyclists in the town centre by focussing on safety and the provision of safe routes in the town centre.</p> <p><b>NM10:</b> The policy encourages safe walking and cycling throughout the town including into the countryside beyond and requires new routes to form a safe and accessible network.</p>



# 5: Sustainable Development

<p><b>NPPF 2019</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>Objective 4:</b> To protect and enhance Needham Market’s environmental, natural, and green assets.</p> <p><b>Objective 5:</b> To preserve and enhance the historic town centre of Needham Market.</p> <p><b>Objective 6:</b> To improve connections and services within the town, to prevent the need to travel elsewhere, particularly by car.</p> <p><b>Objective 7:</b> To encourage healthier lifestyles by helping people to enjoy walking and cycling safely.</p> <p><b>NM2:</b> This policy aims to secure good quality design and layout and sets out the criteria required to achieve it. It requires new housing to contribute positively to the character of area and to enhance the overall environment. It cover issues such as density, garden size, storage, measures to enhance wildlife, landscaping, energy efficiency, electric charging points, pollution, and flood risk.</p> <p><b>NM7:</b> This policy seek to protect the landscape setting of the town including Needham Lake and the River Gipping Valley. It also identifies specific views to be protected from development.</p> <p><b>NM8:</b> This policy seeks to protect the important historic environment of the town centre and the Conservation Area. It supports development that would protect and enhance the Conservation Area and the historic environment and sets out criteria for assessing such proposals including advertisements.</p> <p><b>NM10:</b> This policy encourages safe walking and cycling, through the creation of safe and accessible routes around the town and in the town centre and the enhancement and protection of Public Rights of Way .</p>
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## ◆ 6.F) COMPATIBILITY WITH EU OBLIGATIONS

- 6.1 The statement below demonstrates how the Needham Market 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 HRA Screening Assessment was carried out by Place Services and the SEA Screening Assessment was undertaken by LUC; both were carried out in February 2020.
- 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 Needham Market 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 Mid Suffolk District Council undertook the SEA Screening Process in February and March 2020. The SEA screening report produced by LUC concluded at paragraph 2.38 that:
- “it is considered that the Needham Market NDP is unlikely to have significant environmental effects and that full SEA is therefore not required”*
- 6.5 The report’s recommendation being that the Needham Market 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 produced by Place Services concluded at Section 4 that :
- “Subject to Natural England’s review, this HRA Screening Report concludes that the Needham Market Neighbourhood Plan is not predicted to have any Likely Significant Effect on any Habitats site, either alone or in combination with other plans and projects”.*
- “The content of the Needham Market Neighbourhood Plan has therefore been **screened out** for any further assessment and Mid Suffolk DC can demonstrate its compliance with the UK Habitats Regulations 2017”.*
- 6.7 In March and April 2020, both Screening Reports were the subject of consultation with the three environmental bodies – Environment Agency, Historic England, and Natural England. The consultation was undertaken by Mid Suffolk District Council.
- 6.8 In their formal responses, Natural England and Historic England confirmed that they were in agreement with the conclusions of both the SEA and HRA Screening Reports. The Environment Agency only responded in respect of the SEA Screening Report and confirmed they were in agreement with its conclusions. Consequently in May 2020, Mid Suffolk issued an HRA Screening Direction which concluded that:
- “In the light of the Screening Report prepared by Place Services and the responses from the statutory bodies it is determined that the Needham Market Neighbourhood Plan **does not require** further assessment under the Habitats Regulations 2017”.*



## 6: EU Obligations

6.9 The SEA Screening Report also concluded that:

*“In the light of the SEA Screening Report for consultation prepared by Land Use Consultant and the responses to this from the statutory bodies it is determined that the Needham Market Neighbourhood Plan **does not require** a Strategic Environmental Assessment in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004”*

6.10 Both reports and both Screening Directions feature alongside this Basic Conditions Statement as a Submission Document.

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.



## ◆ 7.G) PRESCRIBED MATTERS

- 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 Needham Market Neighbourhood Plan and has contributed to the SEA and HRA Screening Opinions and has confirmed it is content that no further work in respect of SEA or HRA is required. The Needham Market Town Council therefore considers that the Neighbourhood Plan meets the additional prescribed basic condition.



