

Stradbroke Neighbourhood Plan

Basic Conditions Statement

Stradbroke Parish Council

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1. Introduction

- 1.1. This basic conditions statement has been produced to accompany the Stradbroke Neighbourhood Plan (or SNP).
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:
 1. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 4. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 5. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 6. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
 7. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. This document sets out how the Plan meets the Basic Conditions.

Key statements

- 1.5. The SNP has been prepared by the Stradbroke Neighbourhood Plan Steering Group of behalf of Stradbroke Parish Council. Mid Suffolk District Council (MSDC), as the local planning authority, designated the Stradbroke Neighbourhood Area in September 2014 to enable Stradbroke Parish Council to prepare the SNP.
- 1.6. The SNP sets out policies that relate to the development and use of land within only the Stradbroke Neighbourhood Area. The Stradbroke Neighbourhood Area as designated by LDC in September 2014 is shown in Figure 1 below.
- 1.7. The SNP does not relate to more than one neighbourhood area. It is solely related to the Stradbroke Neighbourhood Area designated by MSDC in September 2014.

¹ There are two further basic conditions (2 and 3) which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

- 1.8. There are no other 'made' Neighbourhood Development Plans that cover the Stradbroke Neighbourhood Area.
- 1.9. The Plan covers the period from 2016-2036. The SNP Steering Group has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over this plan period.

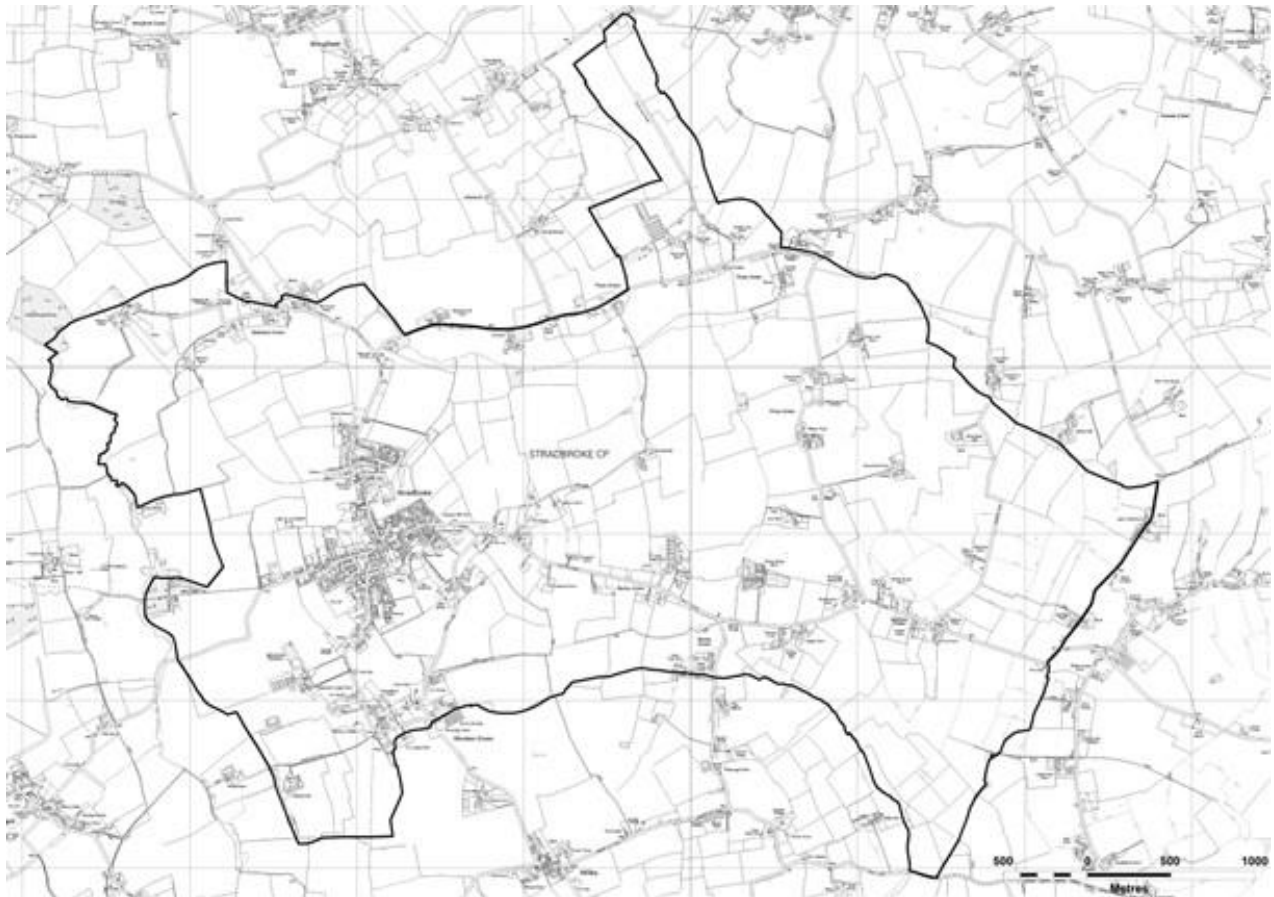


Figure 1: Stradbroke Neighbourhood Area

Supporting documents and evidence

- 1.10. The SNP is supported by a Consultation Statement, a Sustainability Appraisal incorporating Strategic Environment Assessment (with accompanying Screening and Scoping Reports), this Basic Conditions Statement, and an extensive evidence base.

2. Basic Condition 1 – Conformity with National Planning Policy

2.1. To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

Supporting documents and evidence

2.2. The NPPF has 10 key objectives which are:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

2.3. This statement explains how the SNP contributes to meeting these objectives and also notes the specific national policies that the SNP is intended to support and supplement.

2.4. The Stradbroke Neighbourhood Plan has 12 principal objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.

Table 2.1: Assessment of the SNP objectives against NPPF goals

Plan objective	Relevant NPPF goal
Place	
PL1: Infrastructure and Services Support the community of Stradbroke with first rate infrastructure that includes an expanded range of utilities, improved highways, telecom and internet services	<ul style="list-style-type: none"> • Supporting high quality communications infrastructure • Supporting a prosperous rural economy • Building a strong, competitive economy
PL2: Built Environment Allocate sites for development that retain the historic crossroads shape and character of the village and manage parking and traffic issues.	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes • Promoting sustainable transport • Conserving and enhancing the historic environment • Requiring good design
PL3: Transport and Movement Mitigate and manage critical highway pinch points and reduce travel by car or lorry within the village by improving internal connectivity and alternative travel options.	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Promoting sustainable transport • Promoting healthy communities

Plan objective	Relevant NPPF goal
<p>PL4: Business Support local business growth and employment opportunities and actively seek further employment generating opportunities which directly contribute to the welfare of the community.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Supporting a prosperous rural economy
<p>PL5: Design Ensure development respects the historical build pattern and style whilst also encouraging design for the future through innovation.</p>	<ul style="list-style-type: none"> • Delivering a wide choice of high quality homes • Requiring good design • Conserving and enhancing the historic environment • Meeting the challenge of climate change, flooding and coastal change
<p>PL6: Environment Promote community safety including issues of pollution, the green economy and protect and nurture green spaces and assets of community value.</p>	<ul style="list-style-type: none"> • Supporting a prosperous rural economy • Requiring good design • Promoting healthy communities • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
People	
<p>PE1: Education Support the growing and changing needs of education for all ages and in particular, provide for the needs of the local primary and secondary schools.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting healthy communities
<p>PE2: Health Expand the range of health care services available to local residents, as well as addressing the residential and care needs of the community as it ages.</p>	<ul style="list-style-type: none"> • Promoting healthy communities • Delivering a wide choice of high quality homes
<p>PE3: Sport and Leisure Deliver facilities that promote leisure and recreation facilities for all ages and abilities.</p>	<ul style="list-style-type: none"> • Promoting healthy communities • Requiring good design
<p>PE4: Community Increase community self-sufficiency and resilience by expanding the retail base and range of village community services.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Supporting a prosperous rural economy • Promoting healthy communities
<p>PE5: Housing Provide homes that meet the changing needs of Stradbroke in terms of affordability, size, type and tenure that will allow families and single people to settle, grow and continue to live in the village.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Delivering a wide choice of high quality homes • Requiring good design • Promoting healthy communities
<p>PE6: Transport (non-policy) To achieve improved transport to services at distance, especially educational services for post-16 students.</p>	<ul style="list-style-type: none"> • Building a strong, competitive economy • Promoting sustainable transport • Promoting healthy communities

Table 2.2 sets out each policy of the SNP alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.

Table 2.2: Assessment of how each policy in the SNP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy STRAD1: Development Strategy and Principles	9, 10, 17, 28, 29, 42, 47, 50, 55, 56, 57, 58, 60, 61, 64, 70, 72, 75, 109, 126, 131	For the delivery of sustainable development which improves the quality of the built, natural and historic environment, the NPPF states that local circumstances must be taken into account. This includes the delivery of housing, facilities and infrastructure needed by a community based on evidenced local need and which reflects local character. The policy takes this into account by allocating appropriate sites for residential development and providing a flexible approach to the delivery of certain types of development adjacent to the settlement boundary. It does this whilst also outlining requirements for high quality design, the provision of community facilities, and the delivery of adequate infrastructure (i.e. off-road parking).
Policy STRAD2: Design Principles	17, 28, 56, 57, 58, 60, 61, 69, 96, 97	National policy states the importance of good design as a key element of delivering sustainable development for the long term by integrating new development into the natural, built and historic environment. The NPPF directs that design policies should avoid prescription whilst reinforcing local distinctiveness. The policy conforms with this by seeking to secure high quality design and good standard of safety and amenity that respects the scale and character of the existing buildings and surroundings of Stradbroke, importantly considering its rural and natural setting.
Policy STRAD3: Housing Mix	7, 16, 17, 50, 54	The NPPF addresses the social role of sustainable development through recognising the need for a good supply of housing to meet the needs of present and future generations. This should be based on up-to-date and relevant evidence regarding the housing mix that local populations are likely to need over the plan period. The policy addresses this by outlining the housing mix required in Stradbroke according to the size of development proposals.
Policy STRAD4: Utilities provision	17, 93, 94, 96, 97, 99, 100, 103	National policy stresses the importance of planning for climate change which crucially must take into consideration the risk of flooding and sustainable energy sources. The NPPF states that policies should encourage safe development without increasing flood risk elsewhere whilst designing policies to maximise renewable and low-carbon energy development. The policy conforms with this by outlining the approach to addressing flood risk in respect of the drainage network of Stradbroke. The policy also conforms by encouraging development proposals which incorporate self-sufficient solutions which do not increase the load on the utilities network.
Policy STRAD5: Flood mitigation	17, 93, 94, 99, 100, 101, 102, 103	The NPPF requires that development should not increase flood risk elsewhere, and that priority should be given to the use of sustainable drainage systems. The policy conforms by reaffirming this, requiring development proposals to manage flood risk through the use of Sustainable Drainage Systems (SuDs). It also conforms by requiring developments to consider the hierarchy of drainage options in the discharge of water, including its management.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy STRAD6: Education and health infrastructure	7, 17, 29, 30, 35, 37, 39, 70, 72	National policy states that an important aspect of delivering sustainable development is the provision of key infrastructure to serve local areas, including education and health facilities. Great weight should be given to the need to expand or alter schools, which includes the consideration of related infrastructure like transport. The policy addresses this by specifying the need for expanded educational and health services in Stradbroke and encouraging their provision.
Policy STRAD7: Community infrastructure	7, 17, 28, 70	The NPPF defines sustainable development as economic, social and environmental. In delivering the social aspect, national policy states that development should support community wellbeing, taking into account strategies which positively plan to improve health and social wellbeing by delivering sufficient community facilities. The NPPF specifies a particular importance for the provision and retention of community facilities and services in villages. The policy seeks to address this by requiring the retention of existing facilities. The policy also encourages the delivery of new community facilities and open spaces as Stradbroke, including as part of certain site allocations.
Policy STRAD8: Highway access and pedestrian movement	17, 29, 34, 35, 41, 58, 69, 75	The NPPF states that developments should encourage the use of sustainable modes of transport and that they should give people real choices in the way they move, including giving priority to pedestrian movement. This includes the provision of designs which promote safety and a high quality public realm which encourages these modes of transport to be utilised and minimises conflict with other modes of transport. National policy specifies that plans should identify and protect sites and routes which are critical in the development infrastructure to widen transport choice. The policy conforms by identifying two key pedestrian routes through Stradbroke and encouraging the protection and enhancement of these routes in the design and location of new development, particularly as these routes lead to key local services within the village.
Policy STRAD9: New estate roads	58	National policy states that development should support local transport networks whilst taking into account fully the flood risk and water supply and demand considerations of new development. National policy also states that new developments provide opportunities to reduce the causes and impacts of flooding and gives priority to use of sustainable drainage systems. The policy addresses this by seeking to ensure that drainage networks are accessible and easy to manage.
Policy STRAD10: Parking provision	17, 29, 35, 39, 57	The NPPF states the importance of achieving accessible development which promotes high quality public space with clear pedestrian routes. New development should consider walking and cycling and be focused in locations which can be made sustainable. Whilst it should give priority to pedestrian and cycle movements, it should also consider local levels of car ownership and the limited alternatives to the private car for wider movement. The policy addresses this by requiring development to provide adequate off-road parking provision to meet its own needs whilst producing a

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
		high quality public realm for all users.
Policy STRAD11: Local green spaces	17, 76, 77, 78	The NPPF states the importance of empowering local people to shape their surroundings, including the delivery of sufficient community facilities and open spaces. National policy also allows local communities to identify for protection special green areas of importance through neighbourhood plans. The policy conforms by identifying key local green spaces that are special to the community and permitting development on them only in very special circumstances.
Policy STRAD12: Historic environment & design	56, 57, 58, 59, 60, 62, 64, 126, 128, 129, 131, 133, 135, 137	The NPPF identifies good design as a key aspect of sustainable development. Design should respond to local character and history, reflecting the identity of local surroundings. Policies for design should guide the overall scale, height, massing, density, and materials of new development as appropriate to reinforce local distinctiveness. The policy set a positive strategy for the conservation and enjoyment of the historic environment whilst acknowledging opportunities for new development in conservation areas to improve existing assets and the setting of the area. The policy conforms by expecting all types of development brought forward in Stradbroke to contribute to the village's local distinctiveness by using high quality and inclusive design reflective of the local traditional architecture. Where appropriate, this includes the investigation of a site's archaeological importance.
Policy STRAD13: Light pollution	7, 17, 110, 125	In ensuring sustainable development considerate of the environment and local surroundings, the NPPF states that good design should limit light pollution to retain local amenity and the conservation of natural settings. The policy addresses this by requiring development to demonstrate its consideration of light pollution and its mitigation where necessary.
Policy STRAD14: Employment provision	17, 28, 29, 30, 34	A key aspect of sustainable development is the delivery of sustainable economic growth. The NPPF states that policy should allocate sufficient land which focuses development in areas that can be sustainable. This includes a positive approach to sustainable development in rural areas. The policy conforms by providing an approach to development within and outside of the settlement boundary, considering the creation of heavy goods traffic as a key concern to delivering long-term sustainable uses.
Policy STRAD15: Retail provision	17, 28, 70	The NPPF seeks to ensure that established shops and facilities are able to develop and modernise sustainably, seeking to promote the retention and development of local services and community facilities in villages like local shops and public houses. Development should consider the locations of economic and housing uses to be sensitive to the surrounding amenity of an area. The policy considers this by emphasising the importance of existing retail uses in Stradbroke and encourages the provision of new retail uses as they will support and enhance the strong local services provision seen in the village, particularly important for community uses.
Policy STRAD16:	7, 50, 69, 70, 75	The land at Laxfield Road has been allocated for the

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Land north of Laxfield Road		<p>residential development of between 32-45 dwellings. The requirements for developments at this site conform with the NPPF according to the assessment of policies:</p> <ul style="list-style-type: none"> • STRAD3 (dwelling mix); • STRAD2 (design and amenity); • STRAD7: (open green spaces); • STRAD4 & STRAD5 (flooding and drainage); and • STRAD4 (electricity provision). <p>The policy also complies with the NPPF by requiring access to green open spaces and existing public rights of way at the existing footpath along the southern boundary of the site.</p>
Policy STRAD17: Land east of Farriers Close	7, 50, 69, 70	<p>The land to the east of Farriers Close is allocated for residential development with the possibility of an extension of the grounds of Stradbroke High School. The requirements for development at this site conform with the NPPF according to the assessment of policies:</p> <ul style="list-style-type: none"> • STRAD3 (dwelling mix); • STRAD2 (design and amenity); • STRAD7 (open green spaces) • STRAD4 & STRAD5 (flooding and drainage); and • STRAD4 (electricity provision). <p>The policy also complies with the NPPF by requiring access to green open spaces and consideration of The Priory, an adjacent listed building (see the assessment of STRAD12).</p>
Policy STRAD18: Land south of New Street	7, 50, 69, 70	<p>The land to the south of New Street is allocated for residential development and community open space. The requirements for development at this site conform with the NPPF according to the assessment of policies:</p> <ul style="list-style-type: none"> • STRAD3 (dwelling mix); • STRAD2 (design and amenity); • STRAD7 (open green spaces); • STRAD4 & STRAD5 (flooding and drainage); and • STRAD4 (electricity provision). <p>The policy complies with the NPPF as assessed in policy STRAD12, in line with the archaeological considerations to be taken due to the allocated site's location at the edge of the medieval settlement.</p>
Policy STRAD19: Land south of Mill Lane	7, 50, 69, 70	<p>The land to the south of Mill Lane is allocated for residential development, as well as a car park and bus drop-off to serve Stradbroke Primary School. The requirements for development at this site conform with the NPPF according to the assessment of policies:</p> <ul style="list-style-type: none"> • STRAD3 (dwelling mix); • STRAD2 (design and amenity); • STRAD4 & STRAD5 (flooding and drainage); and • STRAD4 (electricity provision). <p>The policy complies with the NPPF as assessed in policy STRAD12 by considering the adjacent conservation area and by requiring access to the existing footway link on the west side of Queen Street.</p>

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy STRAD20: Land at Grove Farm	7, 50, 69, 70	<p>The land at Grove Farm is allocated for residential development as per planning permission ref. 3774/16. Should delivery of this planning permission not be delivered, the requirements for development at this site conform with the NPPF according to the assessment of policies:</p> <ul style="list-style-type: none"> • STRAD3 (dwelling mix); • STRAD2 (design and amenity); • STRAD4 & STRAD5 (flooding and drainage); and • STRAD4 (electricity provision). <p>The policy complies with the NPPF requiring consideration of the setting of the conservation area as assessed in STRAD12.</p>

- 2.5. The development of the SNP has also fully taken into account the guidance provided in the National Planning Practice Guidance on these matters and also generally on the approach to preparing a neighbourhood plan. Of particular note are the following:

“Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.”

Paragraph: 040 Reference ID: 41-040-20160211

- 2.6. The SNP Steering Group has worked closely with Mid Suffolk District Council (MSDC) throughout the process. MSDC has shared key evidence documents such as its SHELAA and SHMA with the Steering Group. It has also advised on the work it has been doing on objectively assessed need in respect of the emerging Joint Local Plan.

“Local Plans and neighbourhood plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the development of plans and plan policies. It should not compromise the quality of development but should ensure that the Local Plan vision and policies are realistic and provide high level assurance that plan policies are viable.”

Paragraph: 005 Reference ID: 10-005-20140306

“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence and more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.”

Paragraph: 006 Reference ID: 10-006-20140306

- 2.7. Given the fundamental importance of the site allocations to delivering the overall vision for the SNP, a site viability assessment was commissioned². This demonstrating that the site allocations in the SNP are all deliverable.

² AECOM (2018) *Stradbroke Neighbourhood Plan Site Viability Assessment*

3. Basic Condition 4 – Contribution to Sustainable Development

- 3.1. The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 3.2. For the SNP, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan guides development to sustainable solutions’. It should also be noted that, as part of the requirement to meet Basic Condition 6, a Sustainability Appraisal incorporating a Strategic Environment Assessment was prepared. This Sustainability Appraisal addressed social and economic sustainability matters as well as environmental sustainability matters as required by Basic Condition 6. The Sustainability Appraisal determined that the Regulation 16 Submission SNP would not have a significant effect on the environment and would also contribute towards sustainable development. This has been submitted at Regulation 16 stage as part of the evidence base supporting the SNP and should be read alongside this Basic Conditions Statement.
- 3.3. Table 3.1 summarises how the objectives and policies in the SNP contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the SNP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of SNP objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’	
SNP Objectives	<p>PL4: Community Support local business growth and employment opportunities and actively seek further employment generating opportunities which directly contribute to the welfare of the community.</p> <p>PL6: Transport (non-policy) Promote community safety including issues of pollution, the green economy and protect and nurture green spaces and assets of community value.</p> <p>PE4: Community Increase community self-sufficiency and resilience by expanding the retail base and range of village community services.</p>
SNP Policies	<p>STRAD13: Employment provision</p> <p>STRAD14: Retail provision</p>
Commentary	<p>In Stradbroke, the local economy is small but with some significant employers. Locally it also has a role as a service centre, providing a variety of local services. It is expected that development proposals for employment must demonstrate that they will retain and/or provide jobs and that they will not have a detrimental impact on the village through heavy goods vehicle movements.</p> <p>The SNP seeks to support the local economy and existing services as it reinforces Stradbroke’s self-sufficiency, whilst retaining the rural and historic character of the village. Retail provision is strongly encouraged, particularly as this strengthens the viability of the community as a whole. The plan seeks to ensure that the expansion of appropriate employment opportunities must not have a detrimental impact to existing setting.</p>
Deliver social sustainability	
NPPF definition: ‘Supporting strong, vibrant and healthy communities’ and ‘support its health, social and cultural well-being’	
SNP Objectives	<p>PL1: Infrastructure and Services Support the community of Stradbroke with first rate infrastructure that includes an expanded range of utilities, improved highways, telecom, and internet services.</p>

	<p>PL2: Built Environment Allocate sites for development that retain the historic crossroads shape and character of the village and manage parking and traffic issues.</p> <p>PL6: Environment Promote community safety including issues of pollution, the green economy and protect and nurture green spaces and assets of community value.</p> <p>PE1: Education Support the growing and changing needs of education for all ages and in particular, provide for the needs of the local primary and secondary schools.</p> <p>PE2: Health Expand the range of health care services available to local residents, as well as addressing the residential and care needs of the community as it ages.</p> <p>PE3: Sport and leisure Deliver facilities that promote leisure and recreation facilities for all ages and abilities.</p> <p>PE4: Community Increase community self-sufficiency and resilience by expanding the retail base and range of village and community services.</p> <p>PE5: Housing Provide homes that meet the changing needs of Stradbroke in terms of affordability, size, type and tenure that will allow families and single people to settle, grow and continue to live in the village.</p>
SNP Policies	<p>STRAD1: Development strategy and principles STRAD2: Design principles STRAD3: Housing mix STRAD5: Education and health infrastructure STRAD6: Community infrastructure STRAD10: Local green spaces STRAD13: Employment provision STRAD14: Retail provision</p>
Commentary	<p>Stradbroke has a strong sense of local community and identity, and this is reflected in the range of services and facilities located in the village. This includes: various retail shops; a library, leisure centre; and multiple open and recreation spaces. The growth of the village provides the opportunity to retain existing facilities as well as to deliver better services and community infrastructure to serve the existing and new population. Stradbroke consists of a wide mix of ages, including a significant number of retired people as the village has seen increasing numbers of young people moving away. The SNP seeks to address the issue of housing supply for all types of residents to enable residents of all ages access to the housing market and live in Stradbroke throughout their lifetime.</p> <p>Due to Stradbroke's location and wider role serving other settlements, its growth must be more than just housing. As such, the SNP plans for the delivery of appropriate infrastructure, including expanded schools, health services and community open space.</p>
Environmental sustainability	
NPPF definition: 'Contributing to protecting and enhancing our natural, built and historic environment'	
SNP Objectives	<p>PL2: Built Environment Allocate sites for development that retain the historic crossroads shape and character of the village and manage parking and traffic issues.</p> <p>PL3: Transport and Movement Mitigate and manage critical highway pinch points and reduce travel by car or lorry within the village by improving internal connectivity and alternative travel options.</p> <p>PL5: Design Ensure development respects the historical build pattern and style whilst also encouraging design for the future through innovation.</p> <p>PL6: Environment Promote community safety including issues of pollution, the green economy and protect and nurture green spaces and assets of community value.</p>

	<p>PE6: Transport (non-policy) To achieve improved transport to services at distance, especially educational services for post-16 students.</p>
SNP Policies	<p>STRAD1: Development Strategy and Principles STRAD2: Design STRAD4: Utilities provision STRAD5: Community infrastructure STRAD7: Highway access and pedestrian movement STRAD8: New estate roads STRAD9: Parking provision STRAD10: Local green spaces STRAD11: Design and heritage STRAD12: Light pollution STRAD13: Employment provision</p>
Commentary	<p>Stradbroke is a village in a rural setting and has retained the same character and appearance for hundreds of years, reflected in the unusually high number of heritage listings in the area and by the core of the village being covered by a conservation area. It's important that the need for growth respects what gives Stradbroke its character as this rich historical setting is the result of the village's enduring capacity to thrive over time.</p> <p>In the face of growth, the SNP seeks to address the preservation of Stradbroke's historical and rural environment by seeking design which reflects and enhances the existing architectural and natural qualities of the village. The historical staggered crossroads layout has always drawn people towards the middle of the settlement. This has informed the allocation of sites for development as well as for the delivery of sustainable infrastructure solutions serving them (i.e. off-road parking and utilities).</p> <p>This is particularly important when considering transport requirements within the village, including parking provision and safe and attractive routes for sustainable modes of transport like walking and cycling, particularly to open and recreational spaces and along key pedestrian routes.</p>

4. Basic Condition 5 – General Conformity with the Strategic Policies of the Development Plan

4.1. The development plan³ currently consists of the following:

- Mid Suffolk Core Strategy (2008)
- Mid Suffolk Core Strategy Focussed Review (2012)
- Mid Suffolk Local Plan, First Alteration (2006)
- Mid Suffolk Local Plan saved policies (2007)

4.2. Table 4.1 details the SNP policies alongside a consideration of how they are in general conformity with the strategic policies in the Mid Suffolk Core Strategy, the Core Strategy Focussed Review, and the saved Mid Suffolk Local Plan and First Alteration policies.

4.3. Where a policy is not identified in Table 4.1, it is considered that the SNP does not contain any policies that directly relate to it.

Table 4.1: Assessment of conformity with policies in the development plan

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
Policy STRAD1: Development strategy and principles	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics	The policy specifies the approach to development both within and outside of the settlement boundary, including and site allocations. This is in line with strategic policy guidelines on appropriate categories and location for countryside development and the supply of housing.
Policy STRAD2: Design principles	Policy CS 5: Mid Suffolk's Environment Policy CS 6: Services and Infrastructure Policy FC 1.1: Mid Suffolk approach to delivering Sustainable Development	Policy GP1: Design and layout of development Policy HB8: Safeguarding the character of conservation areas Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics Policy E12: General	The policy requires the demonstration of sustainable and quality design, as well as good placemaking, in line with strategic policies requiring local character, the rural setting, and the natural environment to be reflected in the design of new development.

³ Matters relating to minerals and waste are not within the remit of a neighbourhood plan so have been excluded from this assessment

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		principles for location, design and layout or industrial and commercial development	
Policy STRAD3: Housing mix	Policy CS 9: Density and Mix	Policy H14: A range of housing types to meet different accommodation needs	The policy outlines specific housing needs required in Stradbroke in line with strategic policy specifying that new development should provide a mix of house types, sizes, and affordability to cater for different needs.
Policy STRAD4: Utilities provision	Policy CS 3: Reduce contributions to Climate Change Policy CS 4: Adapting to Climate Change Policy CS 6: Services and Infrastructure Policy FC 1.1: Mid Suffolk Approach to delivering Sustainable Development	Policy SC3: Small sewage treatment plants	The policy requires the consideration of existing energy, surface water and foul waste drainage networks in new development as well as requiring effective long-term solutions in any additions to or alterations of this network. This conforms with strategic policy requiring the prevention of flooding and the installation of appropriate waste water and electricity systems.
Policy STRAD5: Flood mitigation	Policy CS 3: Reduce contributions to Climate Change Policy CS 4: Adapting to Climate Change Policy FC 1.1: Mid Suffolk Approach to delivering Sustainable Development		The policy directs development away from the areas at highest risk and requires a hierarchy of drainage approaches to be considered. This conforms with strategic policy requiring the consideration of infrastructure provision, flood risk and drainage hierarchies.
Policy STRAD6: Education and health infrastructure	Policy CS 6: Services and Infrastructure	Policy T10: Highway considerations in development Policy SC8: Siting of new school buildings Policy SC10: Siting of local community health services	The policy encourages the provision of health and educational infrastructure needs, including off-road parking and drop-off facilities, in line with strategic policy requiring new development to provide or support the delivery of appropriate and accessible infrastructure where possible.
Policy STRAD7: Community infrastructure	Policy CS 6: Services and Infrastructure	Policy SB3: Retaining visually important open spaces Policy RT1: Sports and recreation facilities for local communities Policy RT2: Loss of existing sports and recreation facilities	The policy protects against the loss of existing community facilities and outlines requirements for new or replacement proposals providing community infrastructure. This is in line with strategic policy requiring new development to provide or support the delivery of

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		<p>Policy RT3: Protecting recreational open space</p> <p>Policy RT4: Amenity open space and play areas within residential development</p> <p>Policy RT5: Recreational facilities as part of other development</p>	<p>appropriate and accessible infrastructure including community uses like open space, sport and recreation facilities.</p>
<p>Policy STRAD8: Highway access and pedestrian movement</p>	<p>Policy CS 6: Services and Infrastructure</p>	<p>Policy GP1: Design and layout of development</p> <p>Policy T10: Highway considerations in development</p> <p>Policy T11: Facilities for pedestrians and cyclists</p>	<p>The policy seeks to improve the traffic flow and safety for pedestrians along key routes. This conforms with strategic policy stating that development should provide or support public realm and pedestrian pathway improvements, including in the design of developments which should encourage walking and cycling.</p>
<p>Policy STRAD9: New estate roads</p>	<p>Policy CS 6: Services and Infrastructure</p>	<p>Policy T9: Parking standards</p>	<p>The policy identifies the use of conditions in securing sustainable drainage in new estate roads in line with strategic policy requirements for the implication of long-term solutions to flooding and for the contribution of developers to necessary infrastructure.</p>
<p>Policy STRAD10: Parking provision</p>		<p>Policy GP1: Design and layout of development</p>	<p>The policy requires development to supply adequate parking to serve the needs of users and to minimise obstruction on road networks. This conforms with strategic infrastructure policy concerning public realm improvements and the delivery of proper transport infrastructure.</p>
<p>Policy STRAD11: Local green space</p>	<p>Policy CS 5: Mid Suffolk's Environment</p>	<p>Policy SB3: Retaining visually important open spaces</p> <p>Policy RT3: Protecting recreational open space</p>	<p>The policy seeks to maintain the local distinctiveness of the area by designating local green spaces important to the community of Stradbroke in line with strategic objectives to retain the local distinctiveness of the environments within Mid Suffolk.</p>

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
<p>Policy STRAD12: Historic environment & design</p>	<p>Policy CS 5: Mid Suffolk's Environment</p>	<p>Policy SB2: Development appropriate to its setting Policy GP1: Design and layout of development Policy HB1: Protection of historic buildings Policy HB8: Safeguarding the character of conservation areas Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics Policy E12: General principles for location, design and layout of industrial and commercial development</p>	<p>The policy requires development proposals to contribute towards the rural and historic context of Stradbroke. This conforms with strategic policy encouraging development to be of a high quality design that reflects local distinctiveness and heritage.</p>
<p>Policy STRAD13: Light pollution</p>	<p>Policy CS 4: Adapting to Climate Change</p>		<p>This policy requires development to demonstrate adequate minimisation of light pollution. This conforms with strategic policy stating that development should seek to avoid light pollution wherever possible.</p>
<p>Policy STRAD14: Employment provision</p>	<p>Policy FC 3: Employment Policy CS 2: Development in the Countryside and Countryside Villages Policy CS 6: Services and Infrastructure</p>	<p>Policy GP1: Design and layout of development Policy E4: Protecting existing industrial/ business areas for employment-generating uses Policy E8: Extensions to industrial and commercial premises Policy E9: Location of new businesses Policy E10: New industrial and commercial development in the countryside Policy E12: General principles for location, design and layout of industrial and commercial</p>	<p>This policy outlines the requirements for the expansion of current and future sites for employment within or adjacent to the settlement boundary as well as outside the settlement boundary. This conforms with strategic policy which determines appropriate categories and circumstances regarding the provision of new employment space in the countryside. The policy also stipulates the preservation of the character of the settlement and the provision of adequate parking infrastructure as required by strategic policy.</p>

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		development Policy H16: Protecting existing residential amenity	
Policy STRAD15: Retail provision	Policy CS 2: Development in the Countryside and Countryside Villages Policy CS 6: Services and Infrastructure	Policy GP1: Design and layout of development Policy S7: Provision of local shops Policy H16: Protecting existing residential amenity	The policy encourages development proposals which retain existing or propose new A1 retail facilities on the allocated sites or within or adjacent to the settlement boundary. This complies with strategic policy encouraging policies to protect existing retail.
Policy STRAD16: Land north of Laxfield Road	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics	The policy contributes towards the provision of housing to meet wider objectively assessed needs, a priority in national and strategic planning policy.
Policy STRAD17: Land east of Farriers Close	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics	The policy contributes towards the provision of housing to meet wider objectively assessed needs, a priority in national and strategic planning policy. It also makes provision for the future expansion of the High School, in line with the requirements of strategic planning policy.
Policy STRAD18: Land south of New Street	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and	The policy contributes towards the provision of housing to meet wider objectively assessed needs, a priority in national and strategic planning policy. It also makes specific provision for new community open space, in line with the requirements of strategic planning policy.

SNP Policy	Mid Suffolk Core Strategy / Mid Suffolk Core Strategy Focussed Review	Mid Suffolk Local Plan, First Alteration / Mid Suffolk Local Plan saved policy	Commentary
		layout of housing development Policy H15: Development to reflect local characteristics	
Policy STRAD19: Land south of Mill Lane	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics	The policy contributes towards the provision of housing to meet wider objectively assessed needs, a priority in national and strategic planning policy. It also makes provision for expansion of education infrastructure, in line with the requirements of strategic planning policy.
Policy STRAD20: Land at Grove Farm	Policy CS 2: Development in the Countryside and Countryside Villages Policy FC 2: Provision and distribution of housing	Policy SB2: Development appropriate to its setting Policy GP 1: Design and layout of development Policy H3: Housing development in villages Policy H13: Design and layout of housing development Policy H15: Development to reflect local characteristics	The policy contributes towards the provision of housing to meet wider objectively assessed needs, a priority in national and strategic planning policy.

5. Basic Condition 6 – Conformity with EU Obligations

- 5.1. The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2. The Stradbroke Neighbourhood Plan Steering Group undertook a formal Strategic Environmental Assessment (SEA) screening process in January 2018. It prepared a Screening Report which considered that the policies in the Regulation 14 version of the SNP could result in there being a significant impact on the environment. Therefore an SEA was required. This Screening Report is included in the evidence base document. It was consulted on by Stradbroke Parish Council with the statutory bodies (Environment Agency, Natural England and Historic England). A response was received from Historic England which agreed with this view. No response was received from the other statutory bodies. MSDC agreed with this view and prepared a Screening Opinion which stated that an SEA was required. This Screening Opinion is included in as part of the documents submitted at Regulation 16 stage.
- 5.3. The SEA process began with a Scoping Report which identified the baseline characteristics of the Neighbourhood Area followed by a full Sustainability Appraisal (SA) that considered reasonable alternatives. Subsequently minor amendments were made to the SA taking into account comments received from the statutory bodies.
- 5.4. The SEA concluded that the plan policies were unlikely to have significant impacts on the environment. The document is included as part of the suite of Regulation 16 Submission documents.

6. Basic Condition 7 – Conformity with the Prescribed Conditions

- 6.1. Under Directive 92/43/EEC, also known as the Habitats Directive⁴, it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (HRA). An appropriate assessment (AA) is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2. The SNP Steering Group prepared an HRA Screening Report dated January 2018 which concluded that the Regulation 14 SNP was not likely to have significant impacts on European protected species or sites. This was consulted on with Natural England but no response was received.
- 6.3. MSDC agreed with the SNP Steering Group and prepared a Screening Opinion which stated that an HRA was not required. This Screening Opinion is included in as part of the documents submitted at Regulation 16 stage.
- 6.4. Whilst minor amendments to the SNP have been made following the Regulation 14 consultation, this would result in the same effects (i.e. none) on any European site. Therefore the HRA Screening Opinion remains valid.

⁴ Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.

7. Conclusion

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



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