



Mendlesham Neighbourhood Plan Basic Conditions Statement



The Parish Of Mendlesham Neighbourhood Plan

Basic Conditions Statement



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1. Introduction

- 1.1 As part of the formal submission of the Mendlesham Neighbourhood Plan (MNDP) for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as Amended). This Statement accompanies the submission to the local planning authority, Mid Suffolk District Council, of the MNDP under Regulation 15 of the Neighbourhood Planning (General) Regulations 2017 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by "*a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act*".
- 1.2 This statement has been prepared in order to confirm compliance with these basic conditions as follows:
- Section 2 identifies the legislative requirements for the 'basic conditions';
 - Section 3 identifies the matters that the appointed examiner must consider and confirms how the neighbourhood plan responds to them;
 - Sections 4 to 9 set out the basic conditions and review how the neighbourhood plan meets these requirements;
 - Section 10 confirms that the neighbourhood plan is compatible with the Convention Rights.
- 1.3 It is considered that the Neighbourhood Plan (NP) complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.
- 1.4 The "Mendlesham Neighbourhood Area Designation" was approved by Mid Suffolk District Council on 17 June 2013. The designated area is coterminous with the Mendlesham parish boundary.
- 1.5 The original Mendlesham Neighbourhood Development Plan was made on 23 March 2017. This draft revised plan is primarily aimed at identifying preferred site allocations for future development. The area designation remains relevant.



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2. Legal requirements

- 2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the “basic Conditions” that the neighbourhood plan must comply with.
- 2.2 Paragraph 8 (1) states that the examiner must consider:
- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
 - (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
 - (c) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
 - (d) such other matters as may be prescribed.
- 2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:
- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
 - (b) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
 - (c) 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),
 - (d) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
 - (e) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.
- 2.4 The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions tests.
- 2.5 Paragraph 8 (6) stipulates that the examiner is not to consider any matter that does not fall within subparagraph (1) apart from considering whether the draft neighbourhood plan is compatible with the Convention rights.

Meeting the legal requirements

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

Table 1

Requirement	Interpretation	MNDP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the MNDP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether The Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Mendlesham Parish Council, a qualifying body (as defined in the Localism Act 2011),
	Section 38A(2) A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."	The MNDP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Mendlesham, as designated by Mid Suffolk District Council on 17 June 2013. The boundary of the Neighbourhood Area is shown in Figure 2.1 in the MNDP



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	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the MNDP is from 2018 to 2037.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The MNDP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The MNDP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as ratified by Mid Suffolk District Council on 17 June 2013.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no conflicts within the MNDP
	Section 38B(4)(a) Regulations made by the Secretary of State may make provisions for "restricting the	The Neighbourhood Planning (General) Regulations 2012 and the Neighbourhood Planning Act (2017) have been used to



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



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3. Compliance with basic conditions

3.1 Introduction

3.1.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement.

3.1.2 The Regulations state that the neighbourhood plan will have met the basic conditions if it:

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



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3.2 National Policy

3.2.1 The Mendlesham Neighbourhood Development Plan must have appropriate regard to national policy. The following section describes how the MNDP relates to the National Planning Policy Framework (NPPF, March 2019). The NPPF is framed around a basic premise of the presumption in favour of sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system, including the MNDP, where appropriate to:

- contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

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

Core Planning Principles appraisal

Table 2

NPPF Core Principle	Mendlesham NDP Objectives	Mendlesham NDP Policies
Plan-led	All the MNDP objectives apply this approach	The Plan provides a positive vision to shape how the village and community to deliver change



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<p>Enhance and improve places</p>	<p><u>Social objectives:</u> SO1: To embrace change and the development of new homes at a steady, albeit slow pace of growth, that will be for the long term benefit of the whole community.</p> <p>SO2: To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.</p> <p>SO3: To protect and grow the current services and facilities in the village.</p> <p>SO4: To enable the population to grow and become more balanced in terms of age.</p> <p><u>Environmental objectives:</u> EO3: To protect the rural characteristics of the parish</p> <p>EO4: To maintain our existing rural views</p> <p>EO5: To keep as much of our agricultural land as possible for agriculture.</p> <p><u>Business and economic objectives:</u> BO1: To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO4: To become a sustainable, thriving and prosperous community that supports a</p>	<p>Policy MP1 seeks to focus new development within or directly adjoining the existing Mendlesham village settlement boundary and also within the Mendlesham Green settlement boundary.</p> <p>Policy MP5 seeks to ensure that the quality of new development serves to complement and enhance the local built environment whilst respecting the historic character of the parish.</p> <p>Policy MP6 encourages new development to respect and fit in with the built form and character of Mendlesham.</p> <p>Policy MP7 supports development that provides or contributes towards the provision of green areas.</p> <p>Policy MP9 allocates Local Green Spaces</p> <p>Policy MP10 protects visually important open spaces.</p> <p>Policy MP11 seeks to encourage the use and improvement of the existing public rights of way network.</p>
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	high quality of life for all its residents.	
Economic Development	<p><u>Business and economic objectives:</u></p> <p>BO1: To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO2: To support the diversification of suitable redundant agricultural, brownfield and previously used sites.</p> <p>BO3: To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.</p> <p>BO4: To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>	<p>Policy MP4 supports the development of small business hubs and the change of use from residential to business that provide additional work opportunities and do not compromise the rural setting or adversely affect neighbour amenity.</p> <p>Policy MP8 requires new development to make provision for high speed broadband connection</p>
High quality design and standard of amenity	<p><u>Social objectives:</u></p> <p>SO2: To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.</p> <p><u>Environmental objectives:</u></p> <p>EO3: To protect the rural characteristics of the parish</p> <p>EO6: To enhance the rural character of the parish through</p>	<p>Policy MP5 seeks to ensure that the quality of new development serves to complement and enhance the local built environment whilst respecting the historic character of the parish.</p> <p>Policy MP6 encourages new development to respect and fit in with the built form and character of Mendlesham.</p> <p>Policy MP7 supports development that provides or contributes</p>



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	<p>new community environmental planning projects, additional footpaths, cycle routes and bridleways.</p> <p>EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p>	<p>towards the provision of green areas.</p> <p>Policy MP8 requires new development to make provision for high speed broadband connection</p> <p>Policy MP9 allocates Local Green Spaces</p> <p>Policy MP10 protects visually important open spaces.</p> <p>Policy MP11 seeks to encourage the use and improvement of the existing public rights of way network.</p>
<p>Character</p>	<p><u>Environmental objectives:</u></p> <p>EO3: To protect the rural characteristics of the parish</p> <p>EO6: To enhance the rural character of the parish through new community environmental planning projects, additional footpaths, cycle routes and bridleways.</p> <p>EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p>	<p>Policy MP1 seeks to focus new development within or adjoining the existing Mendlesham village settlement boundary and also within the Mendlesham Green settlement boundary.</p> <p>Policy MP5 provides for protecting and enhancing the historic environment and to provide appropriate levels of landscaping in new development.</p> <p>Policy MP6 encourages new development to respect and be sympathetic with the built form and character of the village.</p> <p>Policy MP9 designates local green spaces that, having been identified through recognised methodology, make an important contribution to the character and setting of the village.</p> <p>Policy MP10 requires development proposals to address the effect on visually important open spaces</p>



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		and on views of the conservation area.
Climate change and flood risk	<p><u>Environmental objectives:</u> EO1: To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.</p> <p><u>Business and economic objectives:</u> BO4: To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>	Policy MP1 seeks to focus most new development within or directly adjoining the existing village settlement boundary thereby reducing journey lengths to use local services and facilities and reducing carbon emissions. It also seeks to ensure that sufficient infrastructure capacity exists or can be provided to accommodate proposed development. This will include surface water management.
Conserving and enhancing the natural environment	<p><u>Environmental objectives:</u> EO1: To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.</p> <p>EO2: To enhance access to the open countryside.</p> <p>EO3: To protect the rural characteristics of the parish</p> <p>EO4: To maintain our existing rural views</p> <p>EO5: To keep as much of our agricultural land as possible for agriculture.</p> <p>EO6: To enhance the rural character of the parish through new community environmental planning projects, additional footpaths, cycle routes and bridleways.</p>	<p>Policy MP1 seeks to concentrate most development within or directly adjoining the existing village settlement boundary thereby reducing the impact on the natural environment of the village.</p> <p>Policy MP5 requires development proposals to provide appropriate levels of landscaping in new development.</p> <p>Policy MP7 ensures provision of green areas within development proposals, where appropriate, and that such green areas maintain the rural character of the parish and respect its linkages to the local countryside.</p> <p>Policy MP9 designates local green spaces that, having been identified through recognised methodology, make an important contribution to the character and setting of the village.</p>



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	<p>EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p>	<p>Policy MP10 requires development proposals to address the effect on visually important open spaces and on views of the conservation area.</p>
<p>Using brownfield land</p>	<p><u>Environmental objectives:</u> EO5: To keep as much of our agricultural land as possible for agriculture.</p> <p><u>Business and economic objectives:</u> BO2: To support the diversification of suitable redundant agricultural, brownfield and previously used sites.</p>	<p>Policy MP1 seeks to focus new development within or directly adjoining the existing Mendlesham village settlement boundary and also within the Mendlesham Green settlement boundary.</p>
<p>Promoting mixed use</p>	<p><u>Social objectives:</u> SO3: To protect and grow the current services and facilities in the village.</p> <p><u>Environmental objectives:</u> EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p> <p><u>Business and economic objectives:</u> BO1: To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO2: To support the diversification of suitable redundant agricultural, brownfield and previously used sites.</p> <p>BO3: To make the parish an appealing location for small businesses and entrepreneurs</p>	<p>Policy MP4 supports the development of small business hubs providing a mix of business and craft activities.</p>



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	by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.	
Conserving heritage	<p><u>Environmental objectives:</u> EO3: To protect the rural characteristics of the parish.</p> <p>EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p>	<p>Policy MP5 will ensure that the designated heritage assets are protected and enhanced.</p> <p>Policy MP6 provides criteria for the consideration of development proposals that will ensure that they will respect and fit in with the built form and character of the village.</p>
Sustainable transport	<p><u>Environmental objectives:</u> EO1: To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.</p>	Policy MP1 seeks to focus most new development within or directly adjoining the existing village settlement boundary thereby reducing journey lengths to use local services and facilities and reducing carbon emissions.
Health and social and cultural well being	<p><u>Social objectives:</u> SO1: To embrace change and the development of new homes at a steady, albeit slow pace of growth, that will be for the long term benefit of the whole community.</p> <p>SO2: To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.</p> <p>SO3: To protect and grow the current services and facilities in the village.</p> <p>SO4: To enable the population to grow and become more balanced in terms of age.</p>	<p>Policies MP2 and MP3 make provision for the delivery of affordable housing in the village and how that housing should meet local needs.</p> <p>Policy MP5 seeks to preserve and enhance the historic environment of the village which includes a conservation area and a number of listed buildings.</p> <p>Policy MP7 ensures provision of green areas within development proposals, where appropriate, for local residents to use for recreational purposes.</p> <p>Policy MP9 designates local green spaces that, having been identified through recognised methodology, make an important contribution to the character and setting of the</p>



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<p><u>Environmental objectives:</u> EO2: To enhance access to the open countryside.</p> <p>EO3: To protect the rural characteristics of the parish</p> <p>EO6: To enhance the rural character of the parish through new community environmental planning projects, additional footpaths, cycle routes and bridleways.</p> <p>EO7: To have distinctive and flourishing settlements that exhibit community vitality.</p> <p><u>Business and economic objectives:</u> BO1: To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO4: To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>	<p>village. Many of these, such as playing fields and allotments, are spaces that will make a significant contribution to maintaining and improving the health and wellbeing of residents.</p> <p>Policy MP11 requires development proposals to demonstrate that they have maximised opportunities to promote walking and cycling and access to the countryside, thereby providing opportunities for health, social and cultural wellbeing.</p>
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3.3 The sustainability policies in the National Planning Policy Framework (NPPF)

3.3.1 The following section compares the thirteen Sustainable Development themes of the NPPF with those of the Mendlesham Neighbourhood Development Plan (MNDP).

Building a strong, competitive economy

3.3.2 The Parish of Mendlesham wants to build a strong, prosperous rural economy particularly one that will give employment to local people. As the parish grows it is important that local employment opportunities also increase.

3.3.3 Policy MP4 in the MNDP supports the development of new small businesses hubs in the parish as well as the expansion and diversification of existing businesses. This policy also supports the change of use from residential to business for suitable isolated developments within the wider parish where they provide additional work opportunities and do not compromise the rural setting or adversely affect neighbour amenity.

3.3.4 Policy MP6 seeks to increase business competitiveness by facilitating the provision of fibre optic broadband and better connectivity.

Ensuring the vitality of town centres

3.3.5 Parish shops and amenities are located in the village centre and are supported by Policy MP1 which seeks to locate most new development within or directly adjacent to the village settlement boundary, thereby encouraging continued support and expansion of those services. Services are located around the village and Policy MP6 is aimed at seeking better competitiveness through the provision of enhanced broadband arrangements.

Supporting a prosperous rural economy

3.3.6 The Parish of Mendlesham wants to build a strong, prosperous rural economy particularly one that will give employment to local people. As the parish grows it is important that local employment opportunities also increase.

3.3.7 Policy MP3 supports the development of new small businesses and the expansion and diversification of existing businesses. The availability of fast broadband is often a problem in rural areas,

disadvantaging businesses and home workers. Policy MP8 seeks to facilitate the connection to high speed broadband to support new employment development opportunities.

Promoting sustainable transport

- 3.3.8 We want to promote sustainable transport particularly aimed at reducing the number of travel journeys and the level of greenhouse gas emissions. The NPPF says “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.” Policy MP1 seeks to focus most new development within or adjoining the existing village settlement boundary thereby reducing journey lengths to use local services and facilities and reducing carbon emissions.

Supporting high quality communications infrastructure

- 3.3.9 We fully support the introduction and maintenance of a high quality communications infrastructure, vital to those who live in rural communities and do not have easy access to services, education and leisure facilities. In particular, the Parish of Mendlesham is targeting the introduction of a high speed broadband network available to all its local residents and businesses and an improved mobile telecommunications infrastructure. Policy MP8 seeks to facilitate the connection to high speed broadband in new development.

Delivering a wide choice of high quality homes.

- 3.3.10 Paragraph 61 of the NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed. The MNDP does not make any site allocations for new housing development, but does contain policies which enable the development of new homes throughout the plan period and to make provision for the development of affordable housing on rural exception sites. Policies MP1, MP2 and MP3 address; scale and location of new development, housing mix, affordable housing and the allocation of affordable housing.

Requiring good design.

- 3.3.11 Good design is vitally important to ensure that new developments and redevelopments fit in well to their existing surroundings and do not clash with the existing look and feel of an area.
- 3.3.12 Policy MP5 requires new development to protect, complement or enhance the historic rural character of the settlement and its

hinterland. Policy MP6 requires all new development to deliver good quality design by demonstrating that it responds to established design criteria which have been developed from design guidance developed by the leading professional bodies. The approach taken in policy M10 is also one which recognises the importance of Mendlesham's landscape setting in relation to the scale and character of the development schemes.

Promoting healthy communities

- 3.3.13 MNDP seeks to ensure that any development is proportionate to local need. Policy MP7 ensures provision of green areas within development proposals, where appropriate, for local residents to use for recreational purposes. Policy MP9 designates local green spaces that, having been identified through recognised methodology, make an important contribution to the character and setting of the village. Many of these, such as playing fields and allotments, are spaces that will make a significant contribution to maintaining and improving the health and well-being of residents.

Protecting Green Belt land

- 3.3.14 The Mendlesham Neighbourhood Area does not include any designated green belt.

Meeting the challenge of climate change, flooding and coastal change

- 3.3.15 The Mendlesham NDP addresses climate change in a number of areas. In particular, Policy MP1 seeks to focus most new development within or directly adjoining the existing village settlement boundary thereby reducing journey lengths to use local services and facilities and reducing carbon emissions. It also seeks to ensure that sufficient infrastructure capacity exists or can be provided to accommodate proposed development. This will include surface water management. Two flood zones are identified within the parish which are identified as Flood Zone 3. The MNDP does not propose development in these zones, which is in accordance with the NPPF.

Conserving and enhancing the natural environment

- 3.3.16 The Parish of Mendlesham owes much to its rural location and it is clear from responses to the local questionnaires (February 2014) that it is a key reason for people to live and work here. Local people use the surrounding countryside for leisure purposes and have also indicated a strong interest in community planting projects and improving wildlife habitats. It is likely that some greenfield land will

be lost to new development as there is little alternative, however there is a definite objective to keep this loss to a minimum and not to intrude on or near sites of local visual importance.

- 3.3.17 The NPPF requires the planning system should contribute to and enhance the natural and local environment. Policy MP7 encourages the provision of additional functional green areas that reflect the rural character of the parish in new development. Policy MP9 designates Local Green Spaces and Policy MP10 protects visually important open spaces because of their contribution to the character and appearance and their amenity value.

Conserving and enhancing the historic environment.

- 3.3.18 Mendlesham village has a statutory designated local conservation area in the centre of the village and it is extremely important that this is preserved and enhanced. In addition, there are over 40 listed buildings within the parish. Mendlesham's rural setting contributes greatly to its amenity value. Whilst acknowledging the need to meet future development in Mendlesham it is necessary that this is achieved with the least interference to the visual appeal and setting of the village. Policy MP8 requires new development to clearly demonstrate that they will be in keeping with the historical character of the conservation area.

- 3.3.19 Policy MP5 requires new development to protect, complement or enhance the historic rural character of the settlement and its hinterland. Policy MP6 requires all new development to deliver good quality design by demonstrating that it responds to established design criteria which have been developed from design guidance developed by the leading professional bodies.

Facilitating the sustainable use of minerals

- 3.3.20 Mineral extraction is excluded development and is therefore not dealt with in the MNDP.



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3.4 Achieving sustainable development

3.4.1 The Mendlesham NDP is required to contribute to the achievement of sustainable development, as defined in the NPPF and summarised elsewhere in this Basic Conditions Statement. Paragraph 8 of the National Planning Policy Framework states that there are three dimensions to sustainable development:

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

3.4.2 The following statements identify how the MNDP delivers sustainable development.

How the MNDP Objectives relate to the three NPPF dimensions of sustainable development

Table 3

NPPF Component	MNDP Objectives
Economic	<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites.</p> <p>BO3 To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.</p> <p>BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>
Social	<p>SO1 To embrace change and development at a steady, albeit slow pace of growth that will be for the long term benefit of the whole community.</p> <p>SO2 To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.</p> <p>SO3 To protect and grow the current services and facilities in the village.</p> <p>SO4 To enable the population to grow and become more balanced in terms of age.</p>



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Environmental	<p>EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.</p> <p>EO2 To enhance access to the open countryside.</p> <p>EO3 To protect the rural characteristics of the parish.</p> <p>EO4 To maintain our existing rural views. (See section 8, "Visually important open space".</p> <p>EO5 To keep as much of our local agricultural land as possible for agriculture.</p> <p>EO6 To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.</p> <p>EO7 To have distinctive and flourishing settlements that exhibit community vitality.</p>
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3.5 How the purpose of MNDP policies achieve sustainable development

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

Table 4

Policy	Purpose	Outcome
MP1	<p>To identify the minimum housing growth levels and locational strategy for the Neighbourhood Plan</p> <p>To identify the preferred sites for future development and give some guidance on delivery times and dwelling types.</p>	<p>Ensures that Mendlesham plans positively for the amount and location of new housing in the village during the plan period.</p> <p>Directs new development mainly to locations within or directly related to the main part of the village where the existing services and facilities are located.</p> <p>Requires proposals to demonstrate that the existing local services and infrastructure have capacity for the planning growth.</p> <p>Ensures that the right mix of new dwellings is introduced into the Parish in a timely manner meeting the needs and wishes of local residents and lessening the impact on local support services.</p>
MP2	<p>To guide the allocation of affordable housing provided within the parish through the planning process to prioritise meeting the needs of those with a local interest.</p>	<p>Provides clear criteria for those managing new affordable homes delivered by Policy MP3 to ensure that local housing needs identified in the preparation of the MNDP can be met.</p>
MP3	<p>To provide guidance on how affordable housing contributions will be secured from sites being developed for open market housing.</p>	<p>An element of affordable housing will be provided in the village in accordance with the requirements of the NPPF.</p>
MP4	<p>To encourage the development of small businesses within the parish.</p>	<p>Satisfies the strategic policy requirements status of being a Key Service Centre. By planning for jobs as well as homes.</p>



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MP5	To ensure that new development has regard to the character and setting of heritage assets and the landscape setting of the village.	Ensures that development does not have a detrimental impact or cause unacceptable harm to the heritage assets and landscape setting of the village.
MP6	To encourage new development to respect and fit in with the built form and character of the village.	Preserves and enhances the distinctiveness, character and sense of place of the built environment.
MP7	To ensure that required green spaces are provided as part of new housing developments.	Contributes to facilitating healthy lifestyles.
MP8	To facilitate the connection to high speed broadband within new developments.	Supports the introduction and maintenance of a high quality communications infrastructure.
MP9	To protect identified Local Green Spaces from inappropriate development.	Protects the natural environment and facilities for sport and recreation.
MP10	Protection of visually important open spaces	Contributes to protecting and enhancing the natural, built and historic environment.
MP11	Protection and improvement of public rights of way	Supports opportunities for maintaining and improving residents health, social and cultural well-being.



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3.6 General conformity with the strategic policies contained in the Mendlesham Neighbourhood Development Plan

- 3.6.1 The Mendlesham Neighbourhood Development Plan (MNDP) must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the MNDP is the Mid Suffolk Core Strategy (adopted September 2008), the Core Strategy Focused Review (adopted 2012) and the saved policies of the Mid Suffolk Local Plan (adopted September 1998).
- 3.6.2 Mid Suffolk District Council has announced its intention to prepare a new joint local plan with Babergh District Council to cover the two local planning authority areas. Consultation on Issues and Options to be considered in the Joint Local Plan took place between January and March 2015 and the District Council's Executive Committee considered a new Local Development Scheme on 6 June 2016 that would see the Joint Local Plan being submitted for examination to the Secretary of State in July 2017. Given the early stages of preparation, there is no requirement for the MNDP to be in conformity with anything published in relation to the Joint Local Plan, however this draft NDP does rely on the latest figures and settlement designations for planned new dwellings contained in the Draft Joint Local Plan.

Vision of MNDP and the Mid Suffolk Core Strategy 2008

- 3.6.3 The Mid Suffolk Core Strategy 2008 Vision states, in relation to the MNDP, that:
- By 2025 the district will become a more prosperous, healthy, safer, attractive and greener place to live with fewer inequalities, improved access to and provision of housing, employment and services for all;
 - Concentrating employment opportunities where they are most accessible, including Key Service Centres;
 - Key Service Centres will accommodate appropriate levels of residential growth;
 - The Vision will be achieved in ways that reduce the impact of society on the environment, improve the quality of design of the built environment and protect and enhance settlement character, environmental assets such as its biodiversity, geodiversity and historic environment;



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- Development will need to address the issues of energy and resource conservation; good design in new development; incorporate sustainable drainage systems; and the enhancement of the natural and built environment and heritage

3.6.4 The MNDP Vision is set out below with an indication as to how it conforms with the Core Strategy Vision.

Table 5

MNDP Vision	Conformity with Core Strategy Vision
In many ways we don't expect to see a significant amount of the change.	Conforms
The conservation area at the centre of Mendlesham village will be the same and St. Mary's Church will still be the dominant point of the village.	Conforms
New homes will have been built but they will be blended into the edge of the village and at Mendlesham Green with careful landscaping.	Conforms
The school will be bigger and the Community Centre will be a busy social hub for all residents not just the sports players.	Conforms
A wider range of sports (including cricket and tennis) will be available locally.	Conforms
The network of paths in and around the village will be well used and well maintained. The local walking group will be flourishing.	Conforms
The Health Centre will be offering a wider range of community facilities (possibly dentistry and podiatry).	Conforms
The pub and shop will still be open. The post office or at least some local postal facilities will still be available.	Conforms
Mendlesham Green will remain largely unchanged and a new Scout Hut will be available to support the youth of the parish.	Conforms
More residents will be able to work from home either full or part time and we will see an increased number of small start-up businesses that operate from local homes and some small local business units.	Conforms



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High speed broadband will be available to all properties in the parish and there will also be improved levels of mobile telephone coverage.	Conforms
There will be far more usage of renewable energy and water conservation measures.	Conforms
All of our local farmland will still be in full crop production.	Conforms
We will continue to see good support in maintaining our parish and its facilities from local residents.	Conforms



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3.7 Fit of the objectives of the Mendlesham Neighbourhood Development Plan with the Mid Suffolk Core Strategy 2008 as amended by the Focused Review 2012

3.7.1 The table below identifies how the objectives of the Core Strategy and the MNDP complement each other.

Table 6

Core Strategy Objective	Neighbourhood Plan Objectives
SO1: To protect, manage, enhance and restore the landscape, biodiversity and geodiversity of the district.	EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests. EO3 To protect the rural characteristics of the parish.
SO2: To seek to improve water quality and reduce pollution to the wider environment	EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.
SO3 (2012): To respond to the possible harm caused by climate change Mid Suffolk will seek to minimise its carbon footprint, by encouraging a shift to more sustainable travel patterns. In particular the Council will address congestion and pollution and ensure that all new development minimises its carbon emissions, and carbon consumption and is adapted to future climate change.	BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores). BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents. EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.
SO4: To protect, manage, enhance and restore the historic heritage / environment and the unique character and identity of the towns and villages by ensuring that new developments are	SO1 To embrace change and development at a steady, albeit slow pace of growth that will be for the long term benefit of the whole community SO2 To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.



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<p>appropriate in terms of scale and location in the context of settlement form and character.</p>	<p>EO3 To protect the rural characteristics of the parish.</p>
<p>SO5: Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in towns and key service centres and primary villages.</p>	<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores). SO3 To protect and grow the current services and facilities in the village.</p>
<p>SO6 (2012): Provision of housing, employment, retail infrastructure and access to services will be coordinated to ensure that delivery of necessary infrastructure takes place to accommodate new development and to enable communities to be balanced, inclusive and prosperous.</p>	<p>SO1 To embrace change and development at a steady, albeit slow pace of growth that will be for the long term benefit of the whole community. SO4 To enable the population to grow and become more balanced in terms of age. BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores). BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites.</p>
<p>SO7: To support sustainable communities by locating development where it will enable people to access jobs and key services, such as education, health, recreation and other facilities recognising and respecting the diversity in the function and character of Mid Suffolk's towns, key service centres and primary and secondary villages and countryside.</p>	<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores). SO2 To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town. SO3 To protect and grow the current services and facilities in the village.</p>
<p>SO8: To meet the requirement set by the Regional Spatial Strategy for new housing while maintaining the special character of Mid Suffolk's</p>	<p>The Regional Spatial Strategy housing targets were quashed in 2013. SO1 To embrace change and development at a steady, albeit slow pace of growth that will be for the long term benefit of the whole community.</p>



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towns, villages and countryside. New development will be of a high standard of design and layout and will address the need for energy and resource conservation.	SO2 To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that Mendlesham village becomes a town.
SO9: Planning and housing policies will maximise the provision of affordable housing to meet local needs.	SO4 To enable the population to grow and become more balanced in terms of age.
SO10: To prepare for an ageing population, including the provision and retention of community facilities and suitable housing, including sheltered and assisted accommodation.	SO4 To enable the population to grow and become more balanced in terms of age.
SO11: To support the growth of the local economy and rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.	BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores). SO3 To protect and grow the current services and facilities in the village.
SO12: Promote high quality, sustainable tourism.	BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites. BO3 To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities. EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.
SO13: Support and enable public and community	BO1 To maintain and expand our existing services (particularly the Community Primary



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<p>transport services and encourage walking and cycling initiatives to provide access to jobs, shops and services and consider new methods of delivering and protecting existing services for smaller communities.</p>	<p>School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites.</p> <p>BO3 To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.</p> <p>BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.EO6 To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.</p>
<p>SO14: To provide accessible and varied opportunities for leisure, cultural and recreational activities in order to promote healthy lifestyles.</p>	<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>
<p>SO15: To develop vibrant and prosperous towns and service centres by encouraging development that supports their function with a range of good quality jobs, businesses, shops and services that meet the needs of local people.</p>	<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p> <p>BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites.</p> <p>BO3 To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.</p> <p>BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>



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3.8 Compatibility of the MNDP with the strategic policies of the Development Plan

3.8.1 The Government's Planning Practice Guidance states:

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

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

3.8.2 A significant number of policies in the Mid Suffolk Local Plan (1998) are officially "saved" by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. In total these amount to over 150 policies. Mid Suffolk District Council has not identified which of the saved local plan policies are of a strategic nature. In the absence of this, we have assessed compatibility of the MNDP policies against all policies that are considered relevant to Mendlesham. Those that are not considered relevant are listed in Appendix A of this statement.

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



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Table 7

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Mid Suffolk Core Strategy 2008		
CS1: Settlement Hierarchy	MP1 – Housing MP4 – Business	Policy CS1 identifies Mendlesham (excluding Mendlesham Green) as a Key Service Centre. The MNDP provides opportunities for sustainable growth of housing, jobs and services.
CS2: Development in the Countryside and Countryside Villages	MP1 – Housing MP4 – Business	Policy CS2 restricts development in the countryside to defined categories. The MNDP confirms this approach.
CS3: Reduce contributions to Climate Change	No specific policies apply	The policy relates to standalone renewable energy proposals and sustainable construction techniques. The MNDP does not undermine this policy.
CS4: Adapting to Climate Change	No specific policies apply	The policy covers flood risk, pollution and protection of biodiversity. The MNDP does not propose development in the Flood Zones around the village and does not undermine the remainder of the policy.
CS5: Mid Suffolk’s Environment	MP5 – Historic Environment MP6 – Building Design MP7 – Green Areas MP9 – Local Green Spaces MP10 – Open Spaces MP11 – Paths and Bridleways	The policy seeks to maintain and enhance the environment, including the historic environment. The policies referred to in the MNDP complement these policies.
CS6: Services and Infrastructure	MP1 – Housing MP8 – High Speed Broadband	The policy requires development to provide or support the delivery of appropriate infrastructure. Policy MP1 notes that infrastructure capacity should be available or can be provided. Policy MP8 makes provision for specific infrastructure to be provided in new development.



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CS7: Brownfield Target	MP1 – Housing	The Core Strategy sets a target of 50% of new homes on brownfield sites. Policy MP1 promotes development within or adjoining the settlement boundary, the most likely location for brownfield sites.
CS9: Density and Mix	MP1 – Housing MP6 – Building Design	The policy requires a mix of house types, sizes and affordability, reflecting that lower densities may be justified in villages to take account of the character and appearance of the area.
CS10: Gypsy and Travellers	No specific policies apply	The policy seeks to provide appropriately located pitches to meet the identified need between 2006 and 2016. The MNDP does not compromise the ability to use the criteria in Policy CS10 to consider the location of suitable sites.

Mid Suffolk Core Strategy Focused Review 2012

Policy FC1: Presumption in favour of sustainable development	No specific policies apply	The local plan policy confirms that the NPPF presumption in favour of sustainable development will be applied. The MNDP meets the NPPF sustainable development criteria.
Policy FC1.1: Mid Suffolk approach to delivering Sustainable Development	MP1 – Housing MP4 – Business MP5 – Historic Environment MP6 – Building Design MP7 – Green Areas MP8 – High Speed Broadband MP9 – Local Green Spaces MP10 – Open Spaces MP11 – Paths and Bridleways	The local plan policy requires development proposals to demonstrate the principles of sustainable development. The policies of the MNDP do not conflict with the local plan approach.
Policy FC2: Provision and Distribution of Housing	MP1 – Housing	It identifies that at least 750 new homes will be constructed across the 12 Key Service Centres- The local policies identify the minimum amount of housing to be provided in the district to 2036 and a



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		<p>locational strategy for where it will be provided.</p> <p>Policy MP1 states that 161 new homes could be built across 5 sites in Mendlesham and Mendlesham Green between 2018 and 2036 and is therefore in conformity with the Core Strategy.</p>
Policy FC3: Employment	MP4 – Business	<p>The policy identifies the number of new jobs that are likely to be required in the district by 2036 and provides a locational strategy for these jobs.</p> <p>Sites are specifically allocated, including at Mendlesham Airfield which is outside the designated MNDP area.</p>

Mid Suffolk Local Plan First Alteration 2006 Saved Policies

H4 A Proportion of Affordable Housing in new housing developments	MP3 – Affordable Housing	<p>The Local Plan policy seeks to negotiate up to 35% of housing to be affordable on sites of 5 or more or 0.17ha and above in villages. MP3 accords with this policy.</p>
H5 Affordable Housing on rural exception sites	MP2 – Affordable Housing MP9 - Local Green Spaces	<p>The Local Plan policy identifies a process for delivering local needs affordable housing on sites abutting the settlement boundary of a small rural settlement. MP2 accords with this policy in that it identifies that affordable housing should, in the first instance, be available to people who can demonstrate a local connection. MP9 identifies an exception site.</p>

Mid Suffolk Local Plan 1998 Saved Policies

SB2 Development appropriate to its setting	MP5 – Historic Environment MP6 – Building Design MP7 – Green Areas MP9 – Local Green Spaces MP10 – Open Spaces	<p>The local plan policy sets out design criteria by which new development will be considered. The policies in the MNDP complement the saved policies by providing a local context.</p>
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SB3 Retaining visually important open spaces	MP10 – Open Spaces	The local plan policy seeks to protect visually important open spaces, as does MNDP Policy MP10. Paragraph 6.15 of the MNDP states that Policy SB3 will be retained.
GP1 Design and layout of development	MP6 – Building Design	The local plan policy sets out criteria for the design and layout of new development. MNDP Policy MP6 complements the local plan policy by providing local distinctiveness criteria to the local plan policy.
HB1 Protection of historic buildings	MP5 – Historic Environment	The local plan provides a strategic policy for protecting the character and appearance of buildings of architectural or historic interest and setting of listed buildings. Policy MP5 of the MNDP brings the policy up to date and in accordance with the NPPF.
HB2 Demolition of listed buildings	MP5 – Historic Environment	The local plan policy resists the demolition of listed buildings. However, it does not reflect the content of para 132 of the NPPF. Policy MP5 is in accordance with the NPPF.
HB3 Conversions and alterations to historic buildings	MP5 – Historic Environment	The local plan policy resists the conversion or alteration of listed buildings. However, it does not reflect the content of para 132 of the NPPF. Policy MP5 is in accordance with the NPPF.
HB4 Extensions to listed buildings	MP5 – Historic Environment	The local plan policy enables the sympathetic extension of listed buildings. Policy MP5 supports development within the setting of a heritage asset provided that it does not have an adverse impact upon its significance.
HB5 Preserving historic buildings through alternative uses	MP5 – Historic Environment	The local plan policy supports the change of use of listed buildings subject to certain criteria. Policy MP5 is compatible with this and the more up-to-date NPPF.
HB6 Securing the repair of listed buildings	MP5 – Historic Environment	The local plan policy relates to the use of statutory powers to secure the repair of listed buildings. Policy MP5 does not preclude this.



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HB8 Safeguarding the character of conservation areas	MP5 – Historic Environment	The local plan policy prioritises the protection of the character and appearance of conservation areas. Policy MP5 is in compliance with this policy.
HB9 Controlling demolition in conservation areas	MP5 – Historic Environment	The local plan policy restricts the demolition of buildings in conservation areas. Policy MP5 does not contradict the local plan policy.
HB10 Advertisements in conservation areas	MP5 – Historic Environment	The local plan policy restricts advertisement proposals that would detract from the character and appearance of a conservation area. Policy MP5 does not contradict the local plan policy.
HB14 Ensuring archaeological remains are not destroyed	MP5 – Historic Environment	The local plan policy protects archaeological remains according to their significance. Policy MP5 does not contradict the local plan policy.
H3 Housing development in villages	MP1 – Housing	The local plan policy provides a presumption in favour of development within housing settlement boundaries, subject to the consideration of certain criteria. Policy MP1 supports proposals for new homes within and adjacent to the settlement boundaries.
H7 Restricting housing development unrelated to needs of countryside	MP1 – Housing	The local plan policy controls proposals for new housing in the countryside. Policy MP1 allows new housing development outside but immediately adjacent to the settlement boundary, reflecting the Core Strategy status of the village as a Key Service Centre. Consideration will also be given to small scale development sites that are not adjacent to the settlement boundary subject to sustainability criteria.
H8 Replacement dwellings in the countryside	MP1 – Housing	The local plan policy provides criteria for the consideration of replacement dwellings in the countryside. Policy MP1 does not contradict the local plan policy.
H9 Conversion of rural buildings in the countryside	MP1 – Housing	The local plan provides criteria for the consideration of buildings in the countryside. Policy MP1 does not contradict the local plan policy.



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H10 Dwellings for key agricultural workers	MP1 – Housing	The local plan policy provides criteria for the consideration of proposals for agricultural workers’ dwellings. Policy MP1 does not contradict the local plan policy.
H11 Residential caravans and other mobile homes	MP1 – Housing	The local plan policy provides criteria for the consideration of residential caravans or mobile homes. Policy MP1 does not contradict the local plan policy.
H13 Design and layout of housing development	MP1 – Housing MP5 – Historic Environment MP6 – Building Design	The local plan policy provides criteria for the consideration of proposals for new homes. The MNDP policies support the criteria.
H14 A range of house types to meet different accommodation needs	MP1 – Housing MP6 – Building Design	The local plan policy seeks a variety of house types and design in development of 10 or more. The MNDP policies support the criteria.
H15 Development to reflect local characteristics	MP1 – Housing MP5 – Historic Environment MP6 – Building Design	The local plan policy requires that the development of new homes should be consistent with the pattern and form of development in the surrounding area. The MNDP policies support the criteria.
H16 Protecting existing residential amenity	MP6 – Building Design Policy MP9 – Local Green Spaces Policy MP10 – Open Spaces	The local plan policy seeks to protect existing amenity and character of residential areas. The MNDP policies support the criteria and designate particular open spaces.
H17 Keeping residential development away from pollution	No specific policies apply	The local plan policy does not allow residential development which will be impacted by existing noise, smell or other forms of pollution or hazardous installations. The MNDP does not preclude the use of this policy.
H18 Extensions to existing dwellings.	MP6 – Building Design	The policy regulates the potential impact of extensions to homes. Policy MP6 complements this policy.
H19 Accommodation for special family needs.	No specific policies apply	The local plan policy addresses how proposals for residential annexes in the countryside will be considered. The MNDP does not preclude the use of this policy.
CL3 Major utility installations and	No specific policies apply	The local plan policy seeks the careful siting of major installations for utilities



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power lines in the countryside.		and power lines. The MNDP does not preclude the use of this policy.
CL5 Protecting existing woodland.	MP5 – Historic Environment MP10 – Open Spaces	The local plan policy seeks to protect woodland, particularly ancient woodland. Policy MP10 supports this approach.
CL6 Tree preservation orders.	MP5 – Historic Environment MP10 – Open Spaces	The local plan policy states that TPOs will be used to prevent the loss of important trees and woodland. The MNDP does not preclude the use of this policy.
CL8 Protecting wildlife habitats.	No specific policies apply	The local plan policy protects important habitats and species. The MNDP does not preclude the use of this policy.
CL9 Recognised wildlife areas.	No specific policies apply	The local plan policy will not allow development that would harm sites with a nature conservation interest. The MNDP does not preclude the use of this policy.
CL11 Retaining high quality agricultural land.	MP1 – Housing	The local plan policy encourages the conservation of the best agricultural land. The MNDP does not preclude the use of this policy within the overall context of Mendlesham’s designation as a Key Service Centre.
CL12 The effects of severance upon existing farms.	No specific policies apply	The local plan provides for consideration of the impact of a development proposal on farm severance and fragmentation. The MNDP does not preclude the use of this policy.
CL13 Siting and design of agricultural buildings.	MP10 – Open Spaces	The local plan policy requires proposals for farm buildings to have regard to visual amenity. Policy MP10 also requires this in respect of protecting visually important open spaces.
CL14 Use of materials for agricultural buildings and structures	MP10 – Open Spaces	The local plan policy requires materials chosen for such buildings to be sympathetic to their setting. Policy MP10 also requires this in respect of protecting visually important open spaces.
CL15 Livestock buildings and related development.	MP10 – Open Spaces	The local plan policy restricts the siting of such buildings where they significantly intrude into the



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		countryside. Policy MP10 protects visually important open spaces.
CL16 Central grain stores, feed mills and other bulk storage buildings.	MP10 – Open Spaces	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. Policy MP10 protects visually important open spaces.
CL17 Principles for farm diversification.	MP4 – Business MP10 – Open Spaces	The local plan policy enables changes of use for farm diversification subject to a number of criteria. The policies of the MNDP are compatible with this approach.
CL18 Changes of use for agricultural and other rural buildings to non-residential uses.	MP4 – Business	The local plan provides criteria for the consideration of proposals for converting agricultural buildings to non-agricultural uses. Policy MP4 is in line with this policy approach.
CL19 Farm shops.	MP4 – Business MP10 – Open Spaces	The local plan policy provides criteria for the consideration of farm shop proposals. The policies of the MNDP are compatible with this approach.
CL20 Garden centres.	MP4 – Business MP5 – Historic Environment MP10 – Open Spaces	The local plan provides criteria restricting the location of garden centres. The policies of the MNDP are compatible with this approach.
CL21 Facilities for horse riding.	MP10 – Open Spaces	The local plan provides criteria for considering proposals for the use of land for horse riding and the need to protect landscape, habitats and residential amenity. Policy MP10 supports this approach.
CL22 Advertisements in a countryside setting.	MP10 – Open Spaces	The local plan policy provides criteria for the siting of advertisement in the countryside. Policy MP10 supports the criteria.
CL24 Wind turbines in the countryside.	MP10 – Open Spaces	The local plan policy requires careful consideration of the siting of wind turbines to minimise visual impact. Policy MP10 supports this policy.
E3 Warehousing, storage, distribution, and haulage depots.	MP4 – Business MP10 – Open Spaces	The policy identifies how proposals for such uses will be considered, including in the countryside. The policies of the MNDP do not conflict with the local plan approach.
E4 Protecting existing	MP4 – Business	The local plan prevents development within or adjacent to existing business



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industrial/business areas for employment-generating uses.		areas that would prejudice their continued use. The MNDP policies do not conflict with this approach.
E5 Change of use within existing industrial/commercial areas.	MP4 – Business	The local plan policy provides for considering proposals for the change of use or new buildings for employment uses in existing employment areas. Policy MP4 supports this policy.
E6 Retention of individual industrial and commercial sites.	MP4 – Business	The local plan policy sets out how proposals for the change of use of existing employment sites will be considered. The MNDP policies do not conflict with this approach.
E7 Non-conforming industrial uses.	MP4 – Business	The local plan policy restricts the intensification of businesses that are inappropriate to the surroundings and encourages their relocation. The MNDP does not conflict with this approach.
E8 Extensions to industrial and commercial premises.	MP4 – Business MP10 – Open Spaces	The local plan policy provides consideration as to how proposals for extensions to existing premises will be considered. The MNDP policies do not conflict with this approach.
E9 Location of new businesses.	MP4 – Business MP10 – Open Spaces	The local plan provides criteria for the consideration of the siting of new business premises. The MNDP policies do not conflict with this approach.
E10 New industrial and commercial development in the countryside.	MP4 - Business	The local plan restricts the development of new industrial development in the countryside unless a need to locate it away from towns and villages can be justified. The MNDP does not conflict with this approach.
E11 Re-use and adaption of agricultural and other rural buildings for industrial or commercial use	MP4 – Business	The local plan supports such proposals subject to certain criteria. The MNDP does not conflict with this approach.
E12 General principles for location, design and layout of industrial	MP4 – Business MP5 – Historic Environment MP6 – Building Design	The local plan policy provides criteria for the location and design of new industrial and commercial development. The policies in the



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and commercial development.	MP10 – Open Spaces	MNDP do not conflict with this approach.
S3 Amusement centres.	No specific policies apply	The local plan policy provides criteria for the location of amusement centres and does not permit them in conservation areas. The policies in the MNDP do not conflict with this approach.
S5 Living accommodation above shops and other commercial premises.	MP1 – Housing	The local plan policy provides for the creation of homes above shops. Although more appropriate to town centres, the MNDP policies do not conflict with this approach.
S7 Provision of local shops.	MP5 – Historic Environment MP6 – Building Design	The local plan policy provides criteria for the consideration of additional shopping floorspace within settlement boundaries. The policies in the MNDP do not conflict with this approach.
S8 Shop front design.	MP5 – Historic Environment MP6 – Building Design	The local plan policy provides for how proposals for new shop fronts will be considered. The policies in the MNDP do not conflict with this approach.
S9 Retaining traditional shop fronts.	MP5 – Historic Environment MP6 – Building Design	The local plan seeks the retention of traditional shop fronts within conservation areas. The policies in the MNDP do not conflict with this approach.
S10 Convenience goods stores.	No specific policies apply	The local plan policy provides criteria by which proposals for supermarkets will be considered. It is unlikely that such a proposal will be forthcoming in Mendlesham but policies in the MNDP would not conflict with the approach in the local plan.
S11 Retail warehousing.	No specific policies apply	The local plan policy provides criteria by which proposals for retail warehouses will be considered. It is unlikely that such a proposal will be forthcoming in Mendlesham but policies in the MNDP would not conflict with the approach in the local plan.
S12 Retail on industrial estates and commercial sites.	No specific policies apply	The local plan policy provides criteria by which proposals for retail on industrial estates will be considered. Policies in the MNDP would not conflict with the approach in the local plan.
S13 Ancillary retail uses.	No specific policies apply	The local plan policy provides criteria by which proposals for ancillary uses



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		will be considered. Policies in the MNDP would not conflict with the approach in the local plan.
T1 Environmental impact of major road schemes.	MP10 – Open Spaces	The local plan policy provides criteria for assessing the benefits and impacts of major road schemes. No such schemes are currently proposed in the MNDP area but policies in the MNDP would not conflict with the approach in the local plan.
T4 Planning obligations and highways infrastructure.	MP11 – Paths and bridleways	The local plan policy refers to the ability for developers to enter into Section 106 agreements to secure necessary highway improvements. Policies in the MNDP would not conflict with the approach in the local plan.
T6 Petrol filling station and other roadside services.	MP10 – Open Spaces	The local plan policy provides criteria for the location of petrol filling station and roadside services. Policies in the MNDP would not conflict with the approach in the local plan.
T7 Provision of public car parking.	No specific policies apply	The local plan policy seeks to provide adequate public car parks to meet identified needs. Policies in the MNDP would not conflict with the approach in the local plan.
T9 Parking standards.	No specific policies apply	The local plan states that development should accord with the adopted parking standards. Policies in the MNDP would not conflict with the approach in the local plan.
T10 Highway considerations in development.	MP11 – Paths and bridleways	The local plan policy sets out criteria for the consideration of highway matters. Policy MP11 accords with the local plan approach.
T11 Facilities for pedestrians and cyclists.	MP11 – Paths and bridleways	The local plan policy seeks to improve facilities for pedestrians and cyclists. Policy MP11 accords with the local plan approach.
T12 Designing for people with disabilities.	No specific policies apply	The local plan policy seeks to ensure that highways proposals have regard to the needs of people with disabilities. Policies in the MNDP would not conflict with this approach.
T13 Bus services.	MP1 – Housing	The local plan policy seeks to locate new development in ways which support the network of bus services.



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		The locational policy of MP1 supports this approach.
RT1 Sports and recreation facilities for local communities.	MP7 – Green areas	The local plan policy provides criteria for the consideration of proposals for new sport and recreation facilities. MP7 supports housing proposals that include provision for green areas for recreational purposes.
RT2 Loss of existing sports and recreation facilities.	No specific policies apply	The local plan policy seeks to protect existing facilities or ensure suitable replacement facilities are provided. Policies in the MNDP would not conflict with this approach.
RT3 Protecting recreational open space.	MP9 – Local green spaces MP10 – Open spaces	The local plan policy safeguards recreational open space from development. Where development is allowed, suitable and equivalent provision should be made. Policies MP9 and MP10 protect spaces including those of recreational use and therefore accord with the local plan.
RT4 Amenity open space and play areas within residential development.	MP7 – Green areas	The local plan policy sets a standard for the provision of open space and play areas in large sites. Policy MP7 accords with this policy.
RT5 Recreational facilities as part of other development.	MP7 – Green areas	The local plan policy seeks, where appropriate to secure recreation facilities as part of an office, retail, commercial or mixed use development. Policy MP7 accords with this policy.
RT6 Sport and recreational facilities in the countryside.	No specific policies apply	The local plan policy provides criteria for the consideration of new or extensions of such facilities in the countryside. Policies in the MNDP would not conflict with this approach.
RT7 Noisy sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of noisy sports. Policies in the MNDP would not conflict with this approach.
RT8 Motor sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of motor sports. Policies in the MNDP would not conflict with this approach.
RT9 Facilities for air sports.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for air sports. Policies in the MNDP would not conflict with this approach.



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RT10 Golf courses.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for golf courses. Policies in the MNDP would not conflict with this approach.
RT11 Facilities for informal countryside recreation	No specific policies apply	The local plan policy provides criteria for the consideration of proposals such as picnic areas and country parks. Policies in the MNDP would not conflict with this approach.
RT12 Footpaths and bridleways.	MP11 – Paths and bridleways	The local plan policy seeks to maintain and improve the public rights of way network. Policy MP11 accords with the local plan approach.
RT13 Water-based recreation.	No specific policies apply	The local plan policy supports then development of water-based recreation facilities subject to impact on the character and appearance of the countryside. Policies in the MNDP would not conflict with this approach.
RT14 Art in public places.	No specific policies apply	The local plan policy encourages the provision of public art. Policies in the MNDP would not conflict with this approach.
RT16 Tourism facilities and visitor attractions.	No specific policies apply	The local plan policy provides criteria for the location, design and scale of facilities and attractions. Policies in the MNDP would not conflict with this approach.
RT17 Serviced tourist accommodation.	No specific policies apply	The local plan policy identifies how proposals for tourist accommodation will be considered. Policies in the MNDP would not conflict with this approach.
RT18 Touring caravan and camping sites.	No specific policies apply	The local plan policy identifies how proposals for touring caravans and camping sites will be considered. Policies in the MNDP would not conflict with this approach.
RT19 Static caravans and holiday chalets.	No specific policies apply	The local plan policy identifies how proposals for such accommodation will be considered. Policies in the MNDP would not conflict with this approach.
SC2 Septic tanks.	No specific policies apply	The local plan policy identifies when the use of septic tanks in development will be acceptable. Policies in the MNDP would not conflict with this approach.



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SC3 Small sewage treatment plants.	No specific policies apply	The local plan policy identifies how proposals involving small scale sewage treatment plants will be considered. Policies in the MNDP would not conflict with this approach.
SC4 Protection of groundwater supplies.	No specific policies apply	The local plan policy seeks to protect damage to and contamination of groundwater resources. Policies in the MNDP would not conflict with this approach.
SC6 Recycling centres.	No specific policies apply	The local plan policy seeks to provide recycling centres within major development schemes. Policies in the MNDP would not conflict with this approach, although it is likely that such a major development would be contrary to the development plan.
SC7 Siting of telecommunications equipment	MP5 – Historic environment MP10 – Open spaces	The local plan policy seeks to minimise the visual impact of telecommunications equipment including masts. Policies in the MNDP would not conflict with this approach.
SC8 Siting of new school buildings.	No specific policies apply	The local plan policy identifies how proposals for new school buildings will be considered. Policies in the MNDP would not conflict with this approach.
SC9 Conversion of premises to residential homes	No specific policies apply	The local plan policy provides criteria for the conversion of premises to residential homes. Policies in the MNDP would not conflict with this approach.
SC10 Siting of local community health services.	No specific policies apply	The local plan policy supports the provision of local community health facilities in towns and villages. Policies in the MNDP would not conflict with this approach.
SC11 Accommodation for voluntary organisations.	No specific policies apply	The local plan policy supports the conversion of redundant public buildings for use by voluntary organisations for community facilities. Policies in the MNDP would not conflict with this approach.



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4. Compatibility with European Union Obligations and Human Rights

4.1 Environmental impact and habitat regulations

4.1.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

4.1.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in a SEA Screening Statement, which must be publicly available

4.1.3 In accordance with Regulation 9 of the Regulations, Mendlesham Parish Council requested Mid Suffolk District Council, as the responsible body, to consider whether an environmental assessment of the emerging Mendlesham Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determinations are set out in the following reports

- Strategic Environmental Assessment - Scoping and Environmental Report - August 2020, [Support Document SD20] and
- Habitats Regulations Screening Determination - September 2020. [Support Document SD28]

4.1.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) this document is also submitted alongside the Neighbourhood Development Plan.

4.1.5 The Mendlesham NDP SEA/HRA Screening Determination Statement of Reasons document also confirms that the making of the Mendlesham Neighbourhood Development Plan is not likely to have

a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.

4.2 Human rights and equality impact assessment

4.2.1 The overall purpose of the Mendlesham Neighbourhood Development Plan is to improve the quality of life for people living now and in the future and working in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the MNDP does not have any unintended consequences for particular groups the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups.

4.2.2 The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. This section assesses the Submission Draft of the MNDP to ensure that Mendlesham Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the vision, objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objectives and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.



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5. Impact of objectives of Mendlesham Neighbourhood Development Plan on persons with protected characteristics

Table 8

MNDP Objectives	Outcome for persons with Protected Characteristics
<p>BO1 To maintain and expand our existing services (particularly the Community Primary School, the Mendlesham Health Centre, Post Office and General Stores).</p>	<p>Ensures that sufficient services will be available to meet the needs of the community.</p> <p>Broadly positive impact for persons with certain protected characteristics</p>
<p>BO2 To support the diversification of suitable redundant agricultural brownfield and previously used sites.</p>	<p>Promotes sustainable use of land and buildings.</p> <p>Neutral impact on persons with protected characteristics</p>
<p>BO3 To make the parish an appealing location for small businesses and entrepreneurs by supporting suitable development sites for business start-ups; expanding the local economy including local employment opportunities.</p>	<p>Provides encouragement for creation of jobs.</p> <p>Neutral impact on persons with protected characteristics</p>
<p>BO4 To become a sustainable, thriving and prosperous community that supports a high quality of life for all its residents.</p>	<p>Promotes maintaining and improving the quality of life for all residents.</p> <p>Broadly positive impact for persons with certain protected characteristics</p>
<p>S01: To embrace change and the development of new homes at a steady, albeit slow pace of growth, that will be for the long term benefit of the whole community.</p>	<p>Provides for new homes to be provided in the village, which would potentially benefit older persons in need of specially designed accommodation.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>S02 To see our parish and its community grow and flourish whilst maintaining the rural village image and not grow so much that</p>	<p>Focuses on growing the community while maintaining local identity.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>



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<p>Mendlesham village becomes a town.</p>	
<p>SO3: To protect and grow the current services and facilities in the village.</p>	<p>Ensures that sufficient services remain in the village to meet local needs.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>SO4: To enable the population to grow and become more balanced in terms of age.</p>	<p>Enables opportunities for sustainable growth of villages and support of locally provided services.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>EO1 To have a high quality natural environment, adaptable to climate change, with reduced carbon dependence and protection for important wildlife interests.</p>	<p>Protects the qualities of the natural environment.</p> <p>Neutral impact on persons with protected characteristics</p>
<p>EO2 To enhance access to the open countryside.</p>	<p>Improves opportunities for healthy lifestyles.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>EO3 To protect the rural characteristics of the parish.</p>	<p>Protects the identity and natural environment of the neighbourhood plan area.</p> <p>Neutral impact on persons with protected characteristics</p>
<p>EO4 To maintain our existing rural views.</p>	<p>Protects the identity and natural environment of the neighbourhood plan area.</p> <p>Neutral impact on persons with protected characteristics</p>
<p>EO5 To keep as much of our local agricultural land as possible for agriculture.</p>	<p>Ensures good quality land for food production is protected.</p> <p>Neutral impact on persons with protected characteristics</p>



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<p>E06 To enhance the rural character of the parish through new community environmental planting projects, additional footpaths, cycle routes and bridleways.</p>	<p>Promotes environmental improvements.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>E07 To have distinctive and flourishing settlements that exhibit community vitality.</p>	<p>Promotes community well-being and local distinctiveness.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

6. Impact of Mendlesham Neighbourhood Development Plan Policies on Persons with Protected Characteristics

6.1 Certain protected characteristics are not affected by the MNDP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

Ref. NPPF: Equality Impact Assessment (July 2018)

Table 9

Policy	Purpose	Outcome
MP1	<ul style="list-style-type: none"> • To maintain the status of Mendlesham village as a Key Service Centre. • To ensure that any development is proportionate to local need. • To ensure that growth is measured and can be properly accommodated by local services, (particularly Health and Education). • To ensure that Mendlesham village is not overwhelmed by large new developments that will affect and change the character of this rural village. • To identify the mix of properties required to allow local residents to stay (if required) in the area. • To work with developers to ensure that the right type of properties are constructed to meet the requirements of this growing community. 	<p>Enables local housing needs to be met and supports the provision of infrastructure which is needed to improve local services. This would potentially benefit older persons needing specially designed accommodation.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p> <p>Planned steady growth is maintained and Mendlesham Village maintains its rural ambience.</p> <p>New growth has a minimal effect on the conservation area and surrounding local heritage.</p>



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	<ul style="list-style-type: none"> To ensure (through consultation with local residents) that the best locations for new development are identified. To enable measured growth that will not overwhelm local facilities. To maintain the village ambience of Mendlesham and protect its conservation area and local heritage. 	
MP2	<ul style="list-style-type: none"> To ensure that those people on low incomes with long standing connections to the parish (through family or current residence) have access to suitable accommodation to enable them to remain in the area if they wish. To enable families to stay close together in a familiar location. To ensure that all families and individuals have access to property within the parish regardless of their level of income. 	<p>Enables local affordable housing to be occupied by local people</p> <p>Positive impact for persons with certain protected characteristics.</p>
MP3	<ul style="list-style-type: none"> To secure the delivery of affordable housing to meet local needs, either on-site or via financial contributions 	<p>Enables the delivery of a proportion of affordable housing in the village.</p> <p>Positive impact for persons with certain protected characteristics.</p>
MP4	<ul style="list-style-type: none"> To give local residents the opportunity to work from home or very close to home. To improve the work / life balance for local residents. To cut down on the number and length of journeys undertaken travelling to and from work. To improve the local economy and provide more job opportunities for local people. 	<p>Provides opportunities for sustainable growth.</p> <p>Neutral impact on persons with protected characteristics.</p>
MP5	<ul style="list-style-type: none"> To protect the historic character and setting of the village. To preserve the heritage assets. To minimise impact on the landscape. 	<p>Maintains and preserves the distinct character of the village.</p>



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		Neutral impact on persons with protected characteristics.
MP6	<ul style="list-style-type: none"> To support dwelling designs that are sympathetic to the immediate locality and give a seamless view of the growth of Mendlesham village and other locations in the parish. To avoid a stark contrast of "old versus new". 	<p>Maintains and preserves the distinct character of the village.</p> <p>Neutral impact on persons with protected characteristics.</p>
MP7	<ul style="list-style-type: none"> To maintain the predominantly rural nature of the parish and Mendlesham village. To ensure that any new development or redevelopment is sympathetic to, and blend in well, with existing surroundings. 	<p>Maintains and preserves the rural setting of the village</p> <p>Neutral impact on persons with protected characteristics.</p>
MP8	<ul style="list-style-type: none"> To lobby for the introduction of high speed broadband connections for all dwellings and businesses in the parish. To ensure as far as is possible that all new properties developed in the Parish of Mendlesham have an efficient and usable high speed broadband connection. To support existing local businesses and to attract new business opportunities to the parish. 	<p>Will provide opportunities for better communication and access to information for those with limited means of travel.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
MP9	<ul style="list-style-type: none"> To protect important open areas from development. 	<p>Maintains the spaces for community use.</p> <p>Neutral impact on persons with protected characteristics.</p>
MP10	<ul style="list-style-type: none"> To preserve views into and out of the village. To maintain the rural character of the village. 	Maintains and preserves the rural setting of the village



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		Neutral impact on persons with protected characteristics.
MP11	<ul style="list-style-type: none">To maintain and improve the existing network of public rights of way	<p>Promotes community well-being and sustainable travel for local trips.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>



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7. Adopted development plan policies that do not apply to Mendlesham Neighbourhood Plan

Table 10

Mid Suffolk Core Strategy 2008	
CS8: Provision and Distribution of Housing	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS11: Supply of Employment Land	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS12: Retail Provision	The policy covers the identified town centres in Mid Suffolk. It does not apply to Mendlesham.
Mid Suffolk Local Plan 1998 Saved Policies	
SB1 Directing new development to existing settlements	This is listed as a "saved policy" but has been superseded by the Core Strategy (2008) CS1 and CS2
GP2 Development Briefs	The policy applies to site allocations. There are no sites allocated in the Mendlesham NDP area.
GP4 Energy and resource conservation	This is listed as a "saved policy" but has been superseded by the Core Strategy (2008) CS3
HB7 Protecting gardens and parkland of historic interest	There are no such designations in the MNDP area
HB13 Protecting ancient monuments	There are no such designations in the MNDP area
H2 Housing development in towns	Not appropriate to the MNDP
H6 A regular supply of land	This is listed as a "saved policy" but has been superseded by the Core Strategy Focused Review (2012) FC2
CL2 Development within special landscape areas.	There is no designated special landscape area in the MNDP area.
CL23 After use of sites following mineral extraction.	There are no mineral extraction sites in the MNDP area
E2 Industrial uses on allocated sites.	There are no allocated sites in the MNDP area
S4 Avoiding the loss of residential accommodation.	Policy applies to principal shopping areas.



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S6 Provision of office accommodation.	Policy applies to principal shopping areas.
T2 Minor highway improvements	The local plan policy notes that regard will be had to the content of schemes in the annual Transport Policies and Programme (TPP). The TPP is no longer published. by highway authorities and therefore this policy is not relevant.
T5 Financial contributions to B1115 relief road.	Policy does not apply to MNDP area
T8 Lorry parking facilities in towns	The policy does not apply to Mendlesham.
T14 Rail services	The policy does not apply to Mendlesham.
RT15 Safeguarding arts and entertainment venues.	The policy does not apply to Mendlesham



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