

# Basic Conditions Statement



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# 1 Introduction

As part of the formal submission of the Woolpit Neighbourhood Plan (WNP) for Examination, there is a requirement for Woolpit 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 WNP under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by "*a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act*".

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

- Section 2 identifies the legislative requirements for the 'Basic Conditions';
- Section 3 identifies the matters that the appointed Examiner must consider and confirms how the neighbourhood plan responds to them;
- Sections 4 to 9 set out the Basic Conditions and review how the neighbourhood plan meets these requirements;
- Section 10 confirms that the neighbourhood plan is compatible with the Convention Rights.

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

## 2 Legal Requirements

Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the Basic Conditions with which the neighbourhood plan must comply.

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

- (a) whether the draft neighbourhood development plan meets the Basic Conditions (see subparagraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

Paragraph 8 (2) states that a draft neighbourhood development plan meets the Basic Conditions if;

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

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

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

### 2.1 Meeting the Legal Requirements

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

<b>Requirement</b>	<b>Interpretation</b>	<b>WNP response</b>
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions.	This requires the WNP 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.

Requirement	Interpretation	WNP response
	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 Woolpit 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 WNP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Woolpit, as designated by Mid Suffolk District Council on 11 November 2015. The boundary of the Neighbourhood Area is shown in Figure 1 in the WNP.
	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 WNP is from 2016 to 2036.
	Section 38B1(b) A Neighbourhood Development Plan “may not include provision about development that is excluded development.”	The WNP 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 WNP 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 11 November 2015.
	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.

Requirement	Interpretation	WNP response
	<p>Section 38B(3)</p> <p>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.</p>	<p>There are no conflicts within the WNP.</p>
	<p>Section 38B(4)(a)</p> <p>Regulations made by the Secretary of State may make provisions for “restricting the provision that may be included in Neighbourhood Development Plans about the use of land.”</p> <p>These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p>	<p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the WNP.</p>
	<p>Section 38B(4)(b)</p> <p>Regulations made by the Secretary of State may make provisions “requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.”</p>	<p>A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the WNP. A Habitat Regulations Assessment (HRA) was ruled out and a Strategic Environment Assessment (SEA) was ruled in. The SEA is part of the WNP.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 &amp; 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 WNP relates solely to land that falls within the Parish of Woolpit (as amended and ratified by Mid Suffolk District Council on 11 November 2015).</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>

## 3 Compliance with Basic Conditions

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 NP. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement.

The Regulations state that the NP will have met the Basic Conditions if it;

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

### 3.1 National Policy

The WNP must have appropriate regard to national policy. The following section describes how the WNP relates to the National Planning Policy Framework (NPPF, February 2019). The NPPF (2019) 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 WNP, 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,
- support 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
- contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, help 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.

The NPPF (2012<sup>?</sup>), 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 WNP meets the basic condition of having regard to the 12 core planning principles.

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
Plan-led	All the WNP objectives apply this approach.	The Plan provides a positive vision to shape how the village and community deliver change.
Enhance and improve places	<p>Objective SO1 To improve the parking especially near the school and health centre.</p> <p>Objective SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.</p> <p>Objective SO3 To enable the population to grow and become more balanced in terms of age profile.</p> <p>Objective SO4 To embrace the development of new homes but at steady rate so integration can keep pace for the benefit of the whole village.</p> <p>Objective SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment.</p> <p>Objective SO6 To encourage investment in infrastructure and services in line with housing growth.</p> <p>Objective SO7 To adopt a criteria based approach for evaluating proposed or potential sites for new housing.</p>	<p><b>Policy WPT1 Spatial Strategy</b> states that the NP area will accommodate development commensurate with Woolpit’s designation in the Local Plan through allocated sites and small-scale windfall developments.</p> <p><b>Policy WPT2 Location and scale of new housing developments</b> sets out criteria against which the location and scale of proposals will be judged.</p> <p><b>Policy WPT3 New homes at land south of Old Stowmarket Road, Policy WPT4 New homes at land east of Green Road, and Policy WPT5 New homes at land north of Woolpit Primary School</b> These policies set out requirements regarding the density and mix of dwellings, affordable housing to meet local housing needs, green space, and the provision of parking space for each dwelling to standards specified in the <i>Suffolk Guidance for Parking</i> (updated 2015). Proposals must conform with guidelines provided by the <i>AECOM Site Assessment Report</i> and the <i>Landscape Appraisal</i> by Alison Farmer Associates. In addition, developers are to provide new pedestrian linkages to the village centre in the interest of sustainability.</p> <p><b>Policy WPT3 New homes at land south of Old Stowmarket Road</b>, concerns a proposal with outline planning consent that includes provision for a large car park adjacent to the health centre and pedestrian crossings on Heath Road.</p> <p><b>Policy WPT6 Housing Type</b> sets out criteria to achieve an appropriate mix of housing in line with local need and preference.</p> <p><b>Policy WPT7 Affordable Housing on Rural Exception Sites</b> supports affordable housing on exception sites to meet a proven local need, for buyers with a local connection.</p> <p><b>Policy WPT8 Housing for the Elderly</b> encourages development which makes specific provision for older people as well as those with disabilities.</p>

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
<p>Enhance and improve places (continued)</p>	<p>Objective BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents.</p> <p>Objective EO4 To keep as much of our agricultural land as possible for agriculture, while encouraging biodiversity.</p> <p>Objective EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.</p>	<p><b>Policy WPT9 Location of business sites</b> supports redevelopment of brownfield sites where a number of criteria can be met. In other cases it seeks in addition a demonstrable need and benefit to the community.</p> <p><b>Policy WPT10 Sustainability and support for the community</b> seeks in the case of business parks a demonstrable planning gain, a sustainable site management plan and a vision for growth.</p> <p><b>Policy WPT11 Retail outlets and small businesses</b> supports a wider range of retail outlets within the conservation area. Outside that area small business development will be supported. In both cases specific criteria are set out which new proposals must meet.</p> <p><b>Policy WPT14 Areas of Special Landscape Quality</b> designates areas of high landscape value which will be protected against inappropriate development.</p> <p><b>Policy WPT16 Footpaths and cycleways</b> seeks to improve and enhance the network of footpaths and cycleways in the NP area.</p> <p><b>Policy WPT17 Public charging points for electric vehicles</b> sets out a requirement for public electric vehicle charging infrastructure.</p> <p><b>Policy WPT18 Design</b> sets out design-related criteria not covered in other policies.</p> <p><b>Policy WPT19 Design</b> expects all developments to preserve and enhance Woolpit's unique character and heritage assets.</p>
<p>Sustainable transport</p>	<p>Objective SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.</p> <p>Objective EO1 To maintain and enhance access to open countryside and ensure sustainable access to</p>	<p><b>Policy WPT9 Location of business sites</b> seeks to mitigate traffic impacts and encourage sustainable forms of travel.</p> <p><b>Policy WPT11 Retail outlets and small businesses</b> seeks to avoid traffic congestion and parking difficulties arising from proposals for food shops and small businesses outside the conservation area.</p> <p><b>Policy WPT14 Areas of Special Landscape Quality</b> designates areas of high landscape value which will be protected against inappropriate development.</p>

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
	<p>new housing developments by the creation of safe paths and cycle ways.</p> <p>Objective EO2</p> <p>To mitigate the impact of new development on climate change and encourage a low carbon economy.</p>	<p><b>Policy WPT16 Footpaths and cycleways</b> seeks to improve and enhance the network of footpaths and cycleways in the NP area.</p> <p><b>Policy WPT17 Public charging points for electric vehicles</b> sets out a requirement for public electric vehicle charging infrastructure.</p> <p><b>Policy WPT18 Design</b> states that renewable energy projects will be supported if their location avoids adverse impacts on the natural or historic assets.</p> <p><b>Policy WPT19 Design and Character</b> states that proposals should address climate change through sustainable design, adaptation and mitigation.</p>
Economic development	<p>Objective SO6</p> <p>To encourage investment in infrastructure and services in line with housing growth.</p> <p>Objective BO2</p> <p>To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre.</p> <p>Objective BO3</p> <p>To encourage the maintenance of a responsive and competitive business community.</p>	<p><b>Policy WPT9 Location of business sites</b> supports redevelopment of brownfield sites where a number of criteria can be met. In other cases it seeks in addition a demonstrable need and benefit to the community.</p> <p><b>Policy WPT17 Public charging points for electric vehicles</b> sets out a requirement for public electric vehicle charging infrastructure.</p> <p><b>Policy WPT18 Design</b> requires new developments to incorporate broadband infrastructure to enable high-speed broadband to be connected.</p>
High quality design and standard of amenity	<p>Objective SO2</p> <p>To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.</p> <p>Objective SO5</p> <p>To regulate housing development so that it</p>	<p><b>Policy WPT7 Affordable Housing on Rural Exception Sites</b> seeks to provide affordable housing to meet local need, for buyers with a local connection.</p> <p><b>Policy WPT8 Housing for the Elderly</b> encourages development which makes specific provision for older people as well as those with disabilities.</p> <p><b>Policy WPT10 Sustainability and support for the community</b> seeks in the case of business parks a demonstrable planning gain, a sustainable site</p>

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
	<p>responds to housing needs and provides a high quality built environment.</p> <p>Objective BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents.</p> <p>Objective EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy.</p> <p>Objective EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.</p>	<p>management plan and a vision for growth.</p> <p><b>Policy WPT11 Retail outlets and small businesses</b> seeks to avoid traffic problems and refuse etc arising from proposals for food shops and small businesses outside the conservation area.</p> <p><b>Policy WPT16 Footpaths and cycleways</b> seeks to improve and enhance the network of footpaths and cycleways in the NP area.</p> <p><b>Policy WPT17 Public charging points for electric vehicles</b> sets out a requirement for public electric vehicle charging infrastructure.</p> <p><b>Policy WPT18 Design</b> sets out design and amenity requirements, and seeks environmental enhancement consistent with the recommendations of the Landscape Appraisal.</p> <p><b>Policy WPT19 Design</b> expects all developments to preserve and enhance Woolpit's unique character and heritage assets, and seeks to preserve or enhance green areas. Proposals are required to address climate change through sustainable design, adaptation and mitigation.</p>
Health, social and cultural well being	<p>Objective SO3 To enable the population to grow and become more balanced in terms of age profile.</p> <p>Objective SO4 To embrace the development of new homes but at steady rate so integration can keep pace for the benefit of the whole village.</p> <p>Objective SO5 To regulate housing development so that it responds to housing needs and provides a</p>	<p><b>Policy WPT1 Spatial Strategy</b> states that the NP area will accommodate development commensurate with Woolpit's designation in the Local Plan.</p> <p><b>Policy WPT2 Location and scale of new housing developments</b> sets out criteria against which the location and scale of proposals will be judged.</p> <p><b>Policy WPT6 Housing Type</b> sets out criteria to achieve an appropriate mix of housing, including lifetime occupation and home ownership requirements.</p> <p><b>Policy WPT7 Affordable Housing on Rural Exception Sites</b> seeks to provide affordable housing to meet local need, for buyers with a local connection.</p> <p><b>Policy WPT8 Housing for the Elderly</b> encourages development which makes specific provision for older people as well as those with disabilities.</p> <p><b>Policy WPT9 Location of business sites</b> states that business development</p>

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
	<p>high quality built environment.</p> <p>Objective BO1</p> <p>To maintain and encourage the expansion of our existing services, particularly the health centre and school.</p> <p>Objective EO1</p> <p>To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways.</p> <p>Objective EO3</p> <p>To maintain existing 'important' views.</p> <p>Objective EO5</p> <p>To maintain our green places and provide additional green spaces.</p>	<p>must mitigate traffic impacts, improve pedestrian / cycling links with the built-up area, provide enough on-site parking for the proposed use and a lighting plan for the safety of pedestrians and other users (without detriment to the environment).</p> <p><b>Policy WPT10 Sustainability and support for the community</b> seeks in the case of business park proposals a demonstrable planning gain for the community (examples are suggested).</p> <p><b>Policy WPT11 Retail outlets and small businesses</b> seeks to encourage a wider range of retail outlets, subject to meeting specified criteria.</p> <p><b>Policy WPT12 Local Green Space</b> ensures that locally identified green spaces that meet the national criteria are protected from inappropriate development.</p> <p><b>Policy WPT13 Sport and Recreational Areas</b> designates an area used for sport or recreation as a Sports and Recreational Area, and ensures that it is protected against inappropriate development.</p> <p><b>Policy WPT14 Areas of Special Landscape Quality</b> designates an area of high landscape value as an Area of Special Landscape Quality, and ensures that it is protected against inappropriate development.</p> <p><b>Policy WPT15 Settlement gaps and key views</b> safeguards the integrity of gaps between settlements, and protects the visual amenity of key views.</p> <p><b>Policy WPT18 Design</b> requires affordable homes to be well integrated with open market dwellings on the same site. It states that gross internal floor space prescribed in the Nationally Described Space Standard shall apply to all dwellings; also that the location and design of developments should achieve avoidance of nuisance to neighbouring properties; and that a landscape strategy shall include an appraisal of the proposal from principal public vantage points.</p> <p><b>Policy WPT19 Design</b> expects all developments to preserve and enhance</p>

NPPF Core Principle	Woolpit NP Objectives	Woolpit NP Policies
		Woolpit's unique character and heritage assets, with reference to both the natural and built environment; and should retain and where possible enhance green areas, or restore local landscape structure through the provision of alternative green spaces.

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

The following section compares the thirteen Sustainable Development themes of the 2012 NPPF with those of the Woolpit Neighbourhood Plan (WNP).

### 1. *Building a strong, competitive economy*

WNP acknowledges the Core Strategy designation as a Key Service Centre and supports the maintenance and appropriate expansion of employment opportunities commensurate with the village's size and location while respecting its rural setting and historic heritage assets.

Policy WPT9 supports redevelopment of brownfield sites and existing employment sites for employment use.

Policy WPT10 seeks in the case of business parks a demonstrable planning gain, a sustainable site management plan and a vision for growth.

Policy WPT11 supports a wider range of retail outlets within the conservation area, and small business development outside that area

Policy WPT18 Design encourages business competitiveness by requiring the provision of high-speed broadband in all new dwellings and business developments.

### 2. *Ensuring the vitality of town centres*

Shops and amenities in the village centre are supported by Policy WPT11, which encourages a wider range of retail outlets within the conservation area.

Policy WPT10 seeks to encourage developers to enhance the village's community facilities, amenities and infrastructure.

Policy WPT17 supports the provision of public electric vehicle charging infrastructure.

### 3. *Supporting a prosperous rural economy*

Woolpit Parish wants to build a modern, vibrant rural economy particularly one that will give employment to local people. It is already the third largest employment centre in Mid Suffolk, and WNP supports the continuation of that status.

Policy WPT9 supports the development of commercial and industrial developments.

The lack of high-speed broadband disadvantages businesses and home workers, and therefore Policy WPT18 requires new developments to provide the infrastructure for broadband connection.

Policy WPT11 supports the development of new retail outlets and small businesses.

### 4. *Promoting sustainable transport*

To comply with the NPPF (2019)'s principle that *Planning policies should ... be prepared ... so that strategies and investments for supporting sustainable transport and development patterns are aligned*, WNP aims to promote sustainable transport particularly aimed at reducing the number of journeys and the level of greenhouse gas emissions.

Policy WPT1 permits new housing development only within settlement boundaries (apart from exception sites, Policy WPT7), thereby reducing journey lengths to use local services and facilities. On sites allocated by Policies WPT3, WPT4 and WPT5 developers are expected to provide, through a planning obligation, pedestrian linkages to enable residents to walk to all village centre facilities.

Policy WPT16 requires larger developments to provide links to existing footpaths and cycleways, in order to encourage sustainable modes of travel.

Policy WPT17 supports the provision of public electric vehicle charging infrastructure.

### ***5. Supporting high quality communications infrastructure***

Woolpit Parish recognizes that investment is key in matching the pace of change, and providing residents and business with the services and amenities needed for the future. High-speed broadband, as well as allowing businesses to remain competitive, encourages sustainability by giving residents easy access to services, education and leisure facilities.

Policy WPT18 requires new developments to provide the infrastructure for broadband connection.

### ***6. Delivering a wide choice of high quality homes***

Paragraphs 60-64 of the NPPF (2019) require plans to be informed by an assessment of housing need, to cater for current and future needs, identifying the size, type and tenure of housing needed by different groups in the community, and to provide affordable housing where needed. WNP makes three site allocations for new housing development, and contains policies that enable the development of new homes throughout the plan period, including affordable housing.

Policies WPT1, WPT2, WPT3, WPT4, WPT5, WPT6, WPT7 and WPT8 address: housing need, scale and location of new development, housing mix, affordable housing and the allocation of affordable housing, and housing provision for independent living, recognizing in particular that Woolpit has an ageing demographic profile.

### ***7. Requiring good design***

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.

Policy WPT2 requires new development to relate well to existing development, be informed by the layout of the village, and be of a scale, character and density appropriate to the location.

Appropriate landscaping is required in areas of high visual sensitivity as identified in the Landscape Appraisal. WPT18 requires developments to follow the Management and Development Guidelines of that report, which are reproduced in an appendix to the WNP.

Policy WPT19 requires new buildings to be of a design that respects the setting of the site and the local vernacular architecture. Within the Conservation Area the height, scale, spacing, layout, orientation and choice of materials must be taken into account, as well as the general design. Proposals are also required to address the challenge of climate change through sustainable design.

Policy WPT6 supports design for lifetime occupation in a proportion of new dwellings, and Policy WPT8 welcomes development designed for independent living.

### ***Promoting healthy communities***

Policy WPT13 protects areas used for outdoor sports and recreation

Policy WPT12 protects Local Green Spaces.

Policy WPT14 protects areas of special landscape quality. Most of these are currently protected under Mid Suffolk's 1998 Local Plan by a Visually Important Open Space (VIOS) designation.

The public amenity of views of particular importance to the community, identified as Key Views, is protected under Policy WPT15. Policy WPT18 requires larger developments to assess the impact

on the landscape, following the Management and Development Guidelines of the Landscape Appraisal, and to provide a strategy for the management of open space and woodland.

### **8. Protecting Green Belt land**

The WNP Area does not include any designated green belt.

### **9. Meeting the challenge of climate change, flooding and coastal change**

Carbon emissions are reduced by keeping journeys short and encouraging walking. Policy WPT1 only permits new housing development within settlement boundaries (apart from exception sites, Policy WPT7). In addition, Policies WPT3, WPT4 and WPT5 expect developers to provide, through a planning obligation, pedestrian linkages to enable residents to walk to all village centre facilities.

To meet national carbon emissions targets, the number of electric vehicles is expected to increase. Policy WPT17 supports the provision of public electric vehicle charging infrastructure.

Policy WPT18 supports renewable energy projects, subject to limitations with respect to impacts on the historic core of the village and on the visual and environmental qualities of areas protected by Policies WPT12, WPT13, and WPT14.

Policy WPT19 states that all new development should address climate change through sustainable design, adaptation and mitigation.

### **10. Conserving and enhancing the natural environment**

Safeguarding the natural environment has almost universal support among the residents of Woolpit Parish. The Landscape Appraisal was commissioned partly in response to the strength of feeling and desire to protect the rural setting and character of the village.

The NPPF (2012) requires that the planning system should contribute to and enhance the natural and local environment.

Policies WPT9 and WPT11 seek to protect the rural setting and key views.

Policy WPT12 protects Local Green Spaces, and Policy WPT14 protects areas of special landscape quality. In particular, Policy WPT14 requires any development that may be permitted to protect and enhance the landscape's special qualities, and harmonise with the setting.

Policy WPT15 protects the key views and public visual amenity of the landscape setting.

Policy WPT18 requires developments to mitigate any visual impacts on the rural setting in line with the recommendations of the Landscape Appraisal, and larger developments to submit a landscape strategy, including a biodiversity assessment, an appraisal of affected views and a management plan for open space/woodland.

Policy WPT19 encourages the retention and enhancement of green areas, or compensation through the provision of new green space.

### **11. Conserving and enhancing the historic environment.**

Woolpit 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. There is also a Scheduled Monument, Lady's Well, lying within the Conservation Area but outside the settlement boundary. St Mary's Church is Grade I listed, and there are 60 other Grade II listed buildings in the parish.

Woolpit's rural setting contributes greatly to its amenity value, and in many ways sheds light on the historic heritage. While WNP acknowledges the need to meet future development in Woolpit, it is essential to minimise the impact on the visual appeal and setting of the village.

Policy WPT2 states that residential development must preserve or enhance the Conservation Area, and focal points within.

Policy WPT9 requires redevelopment for business use to have no adverse impacts on a heritage asset or its setting. It also requires visual impacts on the rural setting of the village to be mitigated following the recommendations contained in the Landscape Appraisal.

Policy WPT11 requires retail outlets in the Conservation Area to respect the character and architectural heritage, while small business development outside the Conservation Area must not adversely impact the Conservation Area or the setting of the historic core, or the rural setting of the village and its key views.

Policy WPT18 expects the design and location of developments to enhance the environment and cause no adverse impacts on the Conservation Area or its setting. Minor additions to the roofscape, such as solar panels and aials, will be supported providing no harm is done to the historic setting, the character and appearance of the Conservation Area and nearby listed buildings, and key views into or out of the village.

Policy WPT19 requires all development to preserve and enhance Woolpit's unique character, particularly the architectural heritage of the Conservation Area, but also to respect the character of any part of the village outside the Conservation Area in terms of scale, height and materials.

### ***12. Facilitating the sustainable use of minerals***

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

## **3.3 Achieving Sustainable Development**

The WNP is required to contribute to the achievement of sustainable development, as defined in the NPPF (2019) and summarised elsewhere in this Basic Conditions Statement. Paragraph eight of the NPPF (2019) states that there are three dimensions to sustainable development;

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

The following statements identify how the WNP delivers sustainable development.

### **How the WNP Objectives relate to the three NPPF (2019) dimensions of sustainable development**

<b>NPPF (2019) Component</b>	<b>WNP Objectives</b>
Economic	BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre. BO3 To encourage the maintenance of a responsive and competitive business community.
Social	BO1 To maintain and encourage the expansion of our existing services, particularly the health centre and school. SO1 To improve the parking especially near the school and health centre. SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.

	<p>EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways.</p> <p>BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents.</p> <p>SO3 To enable the population to grow and become more balanced in terms of age profile.</p> <p>SO4 To embrace the development of new homes but at a steady rate so integration can keep pace for the benefit of the whole village.</p> <p>SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment.</p> <p>SO6 To encourage investment in infrastructure and services in line with housing growth.</p>
Environmental	<p>EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy.</p> <p>EO3 To maintain existing 'important' views.</p> <p>EO4 To keep as much of our agricultural land as possible for agriculture, while encouraging biodiversity.</p> <p>EO5 To maintain our green places and provide additional green spaces.</p> <p>EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town</p> <p>SO7 To adopt a criteria based approach for evaluating proposed or potential sites for new housing.</p>

### 3.4 How the purpose of WNP policies achieves sustainable development

The table below identifies the purpose of each Policy in the WNP and its intended outcome in relation to achieving sustainable development as defined by the NPPF (2019).

Policy	Purpose	Outcome
<b>WPT1</b>	To set out the main criteria for permitting new development in line with Woolpit's designation as a Key Service Centre.	Ensures that Woolpit plans positively for the amount and location of new housing required in the parish during the plan period.
<b>WPT2</b>	To detail the criteria for which new developments will be supported in terms of location, scale and character.	<p>Directs new development to locations within or closely related to the settlement boundaries while respecting settlement gaps and the Conservation Area, and ensures that development is within the capacity of existing roads and infrastructure.</p> <p>Ensures that new housing respects Woolpit's village character with regard to both the built</p>

		and natural environment.
<b>WPT3</b>	To specify required elements of new housing at land south of Old Stowmarket Road.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, green space, adequate parking, pedestrian linkages to the village including raised table crossings at two places on Heath Road.
<b>WPT4</b>	To specify required elements of new housing at land east of Green Road.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, children's play space and landscaping, adequate parking, and pedestrian linkages to the village.
<b>WPT5</b>	To specify required elements of new housing at land north of Woolpit Primary School.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, green space and landscaping, adequate parking, and pedestrian linkages to the village.
<b>WPT6</b>	To specify components of the housing mix for larger developments and a route to home ownership for a proportion of affordable housing.	Helps to meet the need for smaller (2-3 bedroom) homes in Woolpit, and the local demand for shared ownership.
<b>WPT7</b>	To enable the provision of local needs affordable housing outside the settlement boundary as an exception to policy.	Contributes to meeting identified housing need in suitable locations in close proximity to services and the village centre.
<b>WPT8</b>	To support housing with provision for the elderly and those with disabilities.	Increases the stock of housing designed for independent living.
<b>WPT9</b>	To support redevelopment on existing employment sites or brownfield sites, and on other sites only where there is a demonstrable need in the parish or district and a demonstrable local benefit.	Sustains business and industrial employment on existing sites, and supports development on new sites where it will meet a need and strengthen the local economy/community without adverse impacts on existing environmental or historic assets.
<b>WPT10</b>	To encourage business and industrial development that is committed to a sustainable future in Woolpit.	Helps to preserve and enhance local infrastructure and environment, and strengthen links between employment and the community.
<b>WPT11</b>	To support the development of retail and small businesses.	Contributes to the creation of a wider range of shops and small businesses, while safeguarding the setting and character of Woolpit.
<b>WPT12</b>	To protect designated Local Green Spaces.	Ensures that the specified locally identified green spaces that meet the national criteria are protected.
<b>WPT13</b>	To protect sports and recreational	Ensures that the specified areas are protected

	open space.	unless no longer in use or an equivalent or better replacement is provided, but permits enhancement of recreational facilities on the sites where needed.
<b>WPT14</b>	To protect the rural landscape.	Ensures that the specified areas of special landscape quality will be protected, and that any permitted development will protect and enhance the special qualities of the area.
<b>WPT15</b>	To preserve valued views and prevent encroachment onto the gaps between settlements in Woolpit parish.	Ensures that the settlements remain physically/visually separated and safeguards the integrity of settlement gaps. Protects defined key views.
<b>WPT16</b>	To reduce traffic congestion in the village by promoting cycling and walking, and maintain access to the countryside.	Supports sustainable modes of travel by requiring larger housing developments to provide linked or extended footpaths and cycleways. Supports enhancement of the public right of way network.
<b>WPT17</b>	To provide public electric vehicle charging points and infrastructure.	Ensures that developments equip 5% of new public parking spaces with EVCPs, with infrastructure for a further 15% of spaces.
<b>WPT18</b>	To detail criteria for design relating to affordable homes, space standards, location, broadband, green space and landscaping, renewable energy projects, and the roofscape.	Ensures that developments meet design requirements and standards in the interests of maintaining a sustainable community, economy and environment.
<b>WPT19</b>	To detail criteria for design and character of all developments relating to buildings, landscaping, infrastructure and layout, and climate change.	Ensures that Woolpit's architectural heritage and village character is respected, that green areas and landscape are retained, restored or enhanced, new development schemes are easily integrated with safe access to key services. Requires developers to plan for climate change, and for larger developments to consult with the community.

### 3.5 General conformity with the strategic policies contained in the development plan

The Woolpit Neighbourhood Plan (WNP) 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 WNP 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).

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 a further options consultation occurred in August 2017. A new Local Development Scheme was approved by the District Council in July 2018. It envisaged a “preferred options” consultation taking place in December 2018, examination in June 2019 and adoption in February 2020. However, at the time of submission of this Neighbourhood Plan, the scheme had not commenced. Given the early stages of preparation, there is no requirement for the WNP to be in conformity with anything published to date in relation to the Joint Local Plan.

### ***Vision of WNP and the Mid Suffolk Core Strategy 2008***

The Mid Suffolk Core Strategy 2008 Vision states, in relation to the WNP, 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; and
- 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

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

<b>WNP Vision</b>	<b>Conformity with Core Strategy Vision</b>
Woolpit in 2036 is an integrated community where people of all ages and from diverse backgrounds and cultures benefit from a wide range of facilities and employment opportunities.	Conforms
The historic character of the village has been preserved and can be enjoyed by everyone, through a diverse range of footpaths, cycle ways and roads.	Conforms
Congestion in the village centre has been dealt with by careful management and taking opportunities from new development.	Conforms
Modern facilities and infrastructure have been supported by steady growth of housing and businesses at a rate that could be integrated into the community, supporting the existing shops and services. The village centre is a vibrant place, not only because of its range of essential shopping facilities, but because of the many suitable locations for local clubs and societies.	Conforms
This has maintained Woolpit as a key hub in the network of nearby communities.	Conforms
Investing in the village has kept us up to date with amenities demanded	Conforms

by residents, ranging from technology like high speed internet connections to sporting facilities for all.	
Careful design of new buildings has ensured that not only does their character and density complement the village, but they integrate new residents with old and maintain a mixed community. It is a modern village with a traditional feel where people want to live and work.	Conforms

### Fit of the Objectives of Woolpit Neighbourhood Plan with the Mid Suffolk Core Strategy 2008 as amended by the Focused Review 2012

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

Core Strategy Objective	Neighbourhood Plan Objectives
SO1: To protect, manage, enhance and restore the landscape, biodiversity and geodiversity of the district.	EO3 To maintain existing 'important' views. EO4 To keep as much of our agricultural land as possible for agriculture, while encouraging biodiversity. EO5 To maintain our green places and provide additional green spaces.
SO2: To seek to improve water quality and reduce pollution to the wider environment.	EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy.
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.	EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy.
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 appropriate in terms of scale and location in the context of settlement form and character.	SO4 To embrace the development of new homes but at a steady rate so integration can keep pace for the benefit of the whole village. BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.

Core Strategy Objective	Neighbourhood Plan Objectives
SO5: Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in towns and key service centres and primary villages.	SO1 To improve the parking especially near the school and health centre. SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking. BO1 To maintain and encourage the expansion of our existing services, particularly the health centre and school. BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre.
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.	SO3 To enable the population to grow and become more balanced in terms of age profile. SO4 To embrace the development of new homes but at steady rate so integration can keep pace for the benefit of the whole village. BO3 To encourage the maintenance of a responsive and competitive business community. BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents.
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.	SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking. SO7 To adopt a criteria based approach for evaluating proposed or potential sites for new housing. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.
SO8: To meet the requirement set by the Regional Spatial Strategy for new housing while maintaining the special character of Mid Suffolk's 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 .	SO4 To embrace the development of new homes but at steady rate so integration can keep pace for the benefit of the whole village. SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment. SO7 To adopt a criteria based approach for evaluating proposed or potential sites for new housing. EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.

Core Strategy Objective	Neighbourhood Plan Objectives
SO9: Planning and housing policies will maximise the provision of affordable housing to meet local needs.	SO3 To enable the population to grow and become more balanced in terms of age profile. SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment.
SO10: To prepare for an ageing population, including the provision and retention of community facilities and suitable housing, including sheltered and assisted accommodation.	SO1 To improve the parking especially near the school and health centre. SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment. BO1 To maintain and encourage the expansion of our existing services, particularly the health centre and school.
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.	BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre. BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents. EO4 To keep as much of our agricultural land as possible for agriculture, while encouraging biodiversity. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.
SO12: Promote high quality, sustainable tourism.	SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking. EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways. EO3 To maintain existing 'important' views. EO5 To maintain our green places and provide additional green spaces. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.
SO13: Support and enable public and community 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.	SO1 To improve the parking especially near the school and health centre. SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking. BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre. EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways.

Core Strategy Objective	Neighbourhood Plan Objectives
<p>SO14: To provide accessible and varied opportunities for leisure, cultural and recreational activities in order to promote healthy lifestyles.</p>	<p>EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways. EO5 To maintain our green places and provide additional green spaces.</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>SO4 To embrace the development of new homes but at a steady rate so integration can keep pace for the benefit of the whole village. SO5 To regulate housing development so that it responds to housing needs and provides a high quality built environment. SO6 To encourage investment in infrastructure and services in line with housing growth. BO2 To ensure land is made available for businesses start-up or expansion outside the historic centre while creating easy access to the village centre. BO3 To encourage the maintenance of a responsive and competitive business community. BO4 To become a sustainable, cohesive and thriving community supporting a high standard of living for its residents. EO6 To support new development which contributes positively to Woolpit's historic buildings, its rural village character and not becoming a town.</p>

### 3.6 Compatibility of the WNP with the strategic policies of the development plan

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; and
- whether the Local Plan identifies the policy as being strategic."

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 WNP policies against all policies that are considered relevant to Woolpit Parish.

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

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
<b>Mid Suffolk Core Strategy 2008</b>		
CS1: Settlement Hierarchy	WPT1 Housing strategy WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses	Policy CS1 identifies Woolpit village as a Key Service Centre. The WNP provides opportunities for sustainable growth of housing, jobs and services.
CS2: Development in the Countryside and Countryside Villages	WPT1 Housing strategy WPT2 Housing location/scale WPT7 Exception sites WPT9 Business WPT10 Business and sustainability WPT18 Design	Policy CS2 restricts development in the countryside to defined categories. The WNP confirms this approach.
CS3: Reduce contributions to Climate Change	WPT18 Design	Policy CS3 relates to standalone renewable energy proposals and sustainable construction techniques. The WNP confirms this approach.
CS4: Adapting to Climate Change	WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses WPT18 Design	Policy CS4 covers flood risk, pollution and protection of biodiversity. The WNP provides for avoidance of pollution and protection of biodiversity.
CS5: Mid Suffolk's Environment	WPT2 Housing location/scale WPT9 Business WPT11 Retail and small businesses WPT12 Local Green Space WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT18 Design WPT19 Design and Character	Policy CS5 seeks to maintain and enhance the environment, including the historic environment. The WNP complements these policies.
CS6: Services and Infrastructure	WPT2 Housing location/scale WPT9 Business WPT10 Business and sustainability WPT17 Electric vehicle charging points WPT18 Design	Policy CS6 requires development to provide or support the delivery of appropriate infrastructure. The WNP confirms this approach.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
	WPT19 Design and Character	
CS7: Brownfield Target	WPT1 Housing strategy	Policy CS7 sets a target of 50% of new homes on brownfield sites. The WNP is not in conflict with this policy.
CS9: Density and Mix	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT6 Housing Type WPT7 Exception sites WPT8 Housing for the elderly WPT18 Design WPT19 Design and Character	Policy CS9 requires a mix of house types, sizes and affordability. The WNP confirms this approach.
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 WNP does not compromise the ability to use the criteria in Policy CS10 to consider the location of suitable sites.
<b>Mid Suffolk Core Strategy Focused Review 2012</b>		
Policy FC1: Presumption in favour of sustainable development	WPT1 Housing strategy WPT2 Housing location/scale	The local plan policy confirms that the NPPF (2019) presumption in favour of sustainable development will be applied. The WNP meets the NPPF's sustainable development criteria.
Policy FC1.1: Mid Suffolk approach to delivering Sustainable Development	WPT1 Housing strategy WPT2 Housing location/scale WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses WPT12 Local Green Space WPT13 Sports and recreation areas WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT16 Footpaths and cycleways WPT18 Design	The local plan policy requires development proposals to demonstrate the principles of sustainable development. The policies of the WNP do not conflict with the local plan approach.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
	WPT19 Design and Character	
Policy FC2: Provision and Distribution of Housing	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation	The policy identifies the minimum amount of housing to be provided in the district to 2027 and locational strategy for where it will be provided. It identifies that at least 750 new homes will be constructed across the 12 Key Service Centres. Policies WPT3, WPT4 and WPT5 allow for the provision of housing to contribute to the requirement.
Policy FC3: Employment	WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses	The policy identifies the number of new jobs that are likely to be required in the district by 2031 and provides a locational strategy for these jobs. The WNP supports commerce, industry and facilities.
<b>Mid Suffolk Local Plan First Alteration 2006 Saved Policies</b>		
H4 A Proportion of Affordable Housing in new housing developments	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT6 Housing Type	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. The WNP supports this policy.
H5 Affordable Housing on rural exception sites	WPT7 Exception sites	The Local Plan policy identifies a process for delivering local needs affordable housing on sites abutting the settlement boundary of a small rural settlement. The WNP supports this policy.
<b>Mid Suffolk Local Plan 1998 Saved Policies</b>		
SB2 Development appropriate to its setting	WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT6 Housing Type WPT18 Design WPT19 Design and Character	The local plan policy sets out design criteria by which new development will be considered. The policies in the WNP complement the saved policies by providing a local context.
SB3 Retaining visually important open spaces	WPT12 Local Green Space WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy seeks to protect visually important open spaces. The WNP supports this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
GP1 Design and layout of development	WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT18 Design WPT19 Design and Character	The local plan policy sets out criteria for the design and layout of new development. The WNP complements this policy.
GP2 Development brief	WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT17 Electric vehicle charging points WPT18 Design WPT19 Design and Character	The local plan sets out development briefs for new developments. The WNP complements this policy.
HB1 Protection of historic buildings	WPT2 Housing location/scale WPT9 Business WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan provides a strategic policy for protecting the character and appearance of buildings of architectural or historic interest and settings of listed buildings. The WNP supports this policy.
HB2 Demolition of listed buildings	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy resists the demolition of listed buildings. However, it does not reflect the content of paragraphs 193-194 of the NPPF (2019) The WNP is in accordance with the NPPF.
HB3 Conversions and alterations to historic buildings	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy resists the conversion or alteration of listed buildings. However, it does not reflect the content of paragraphs 193-194 of the NPPF (2019). The WNP is in accordance with the NPPF.
HB4 Extensions to listed buildings	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy enables the sympathetic extension of listed buildings. The WNP supports development within the setting of a heritage asset provided that it does not have an adverse impact upon its significance.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
HB5 Preserving historic buildings through alternative uses	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy supports the change of use of listed buildings subject to certain criteria. The WNP is compatible with this and the NPPF (2019).
HB6 Securing the repair of listed buildings	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy relates to the use of statutory powers to secure the repair of listed buildings. The WNP does not preclude this.
HB8 Safeguarding the character of conservation areas	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy prioritises the protection of the character and appearance of conservation areas. The WNP is in compliance with this policy.
HB9 Controlling demolition in conservation areas	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy restricts the demolition of buildings in conservation areas. The WNP does not contradict the local plan policy.
HB10 Advertisements in conservation areas	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy restricts advertisement proposals that would detract from the character and appearance of a conservation area. The WNP does not contradict the local plan policy.
HB13 Protecting ancient monuments	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy protects ancient monuments. The WNP does not contradict the local plan policy.
HB14 Ensuring archaeological remains are not destroyed	WPT2 Housing location/scale WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy protects archaeological remains according to their significance. The WNP does not contradict the local plan policy.
H3 Housing development in villages	WPT1 Housing strategy WPT2 Housing location/scale	The local plan policy provides a presumption in favour of development within housing settlement boundaries, subject to the consideration of certain criteria. The WNP supports proposals for

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		new homes within the settlement boundaries.
H7 Restricting housing development unrelated to needs of countryside	WPT1 Housing strategy WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation	The local plan policy controls proposals for new housing in the countryside. The WNP allows new housing development within the settlement boundaries, reflecting the Core Strategy status of the village as a Key Service Centre.
H8 Replacement dwellings in the countryside	No specific policies apply	The local plan policy provides criteria for the consideration of replacement dwellings in the countryside. The WNP does not contradict the local plan policy.
H9 Conversion of rural buildings in the countryside	No specific policies apply	The local plan provides criteria for the consideration of buildings in the countryside. The WNP does not contradict the local plan policy.
H10 Dwellings for key agricultural workers	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for agricultural workers' dwellings. The WNP does not contradict the local plan policy.
H11 Residential caravans and other mobile homes	No specific policies apply	The local plan policy provides criteria for the consideration of residential caravans or mobile homes. The WNP does not contradict the local plan policy.
H13 Design and layout of housing development	WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the consideration of proposals for new homes. The WNP policies support the criteria.
H14 A range of house types to meet different accommodation needs	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT6 Housing Type WPT8 Housing for the elderly	The local plan policy seeks a variety of house types and design in developments of 10 or more. The WNP policies support the criteria.
H15 Development to reflect local characteristics	WPT1 Housing strategy WPT2 Housing location/scale WPT3 Housing allocation	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 WNP policies support the criteria.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	WPT4 Housing allocation WPT5 Housing allocation WPT18 Design WPT19 Design and Character	
H16 Protecting existing residential amenity	WPT2 Housing location/scale WPT9 Business WPT11 Retail and small businesses WPT12 Local Green Space WPT13 Sports and recreation areas WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT18 Design WPT19 Design and Character	The local plan policy seeks to protect existing amenity and character of residential areas. The WNP policies support the criteria and designate particular open spaces.
H17 Keeping residential development away from pollution	WPT18 Design	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 WNP supports this policy.
H18 Extensions to existing dwellings	WPT2 Housing location/scale WPT18 Design WPT19 Design and Character	The policy regulates the potential impact of extensions to homes. The WNP does not contradict 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 WNP does not preclude the use of this policy.
CL2 Development within Special Landscape Areas	WPT14 Rural Landscape	The local plan policy safeguards landscape quality and seeks sensitive design within such areas. The WNP accords with this policy.
CL3 Major utility installations and power lines in the countryside	No specific policies apply	The local plan policy seeks the careful siting of major installations for utilities and power lines. The WNP does not preclude the use of this policy.
CL5 Protecting existing woodland	WPT2 Housing location/scale WPT9 Business WPT12 Local Green Space	The local plan policy seeks to protect woodland, particularly ancient woodland. The WNP supports this approach.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
	WPT14 Rural Landscape WPT18 Design WPT19 Design and Character	
CL6 Tree preservation orders	WPT2 Housing location/scale WPT9 Business WPT12 Local Green Space WPT14 Rural Landscape WPT18 Design WPT19 Design and Character	The local plan policy states that TPOs will be used to prevent the loss of important trees and woodland. The WNP does not preclude the use of this policy.
CL8 Protecting wildlife habitats	WPT14 Rural Landscape WPT18 Design	The local plan policy protects important habitats and species. The WNP does not contradict 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 WNP does not preclude the use of this policy.
CL11 Retaining high quality agricultural land	WPT14 Rural Landscape WPT18 Design	The local plan policy encourages the conservation of the best agricultural land. The WNP does not contradict this policy.
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 WNP does not preclude the use of this policy.
CL13 Siting and design of agricultural buildings	No specific policies apply	The local plan policy requires proposals for farm buildings to have regard to visual amenity. The WNP does not preclude the use of this policy.
CL14 Use of materials for agricultural buildings and structures	No specific policies apply	The local plan policy requires materials chosen for such buildings to be sympathetic to their setting. The WNP does not preclude the use of this policy.
CL15 Livestock buildings and related development	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The WNP does not preclude the use of this policy.
CL16 Central grain stores, feed mills and other bulk storage buildings	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The WNP does not preclude the use of this policy.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
CL17 Principles for farm diversification	No specific policies apply	The local plan policy enables changes of use for farm diversification subject to a number of criteria. The WNP does not preclude the use of this policy.
CL18 Changes of use for agricultural and other rural buildings to non-residential uses	WPT9 Business WPT11 Retail and small businesses WPT18 Design	The local plan provides criteria for the consideration of proposals for converting agricultural buildings to non-agricultural uses. The WNP complements this policy.
CL19 Farm shops	WPT9 Business WPT11 Retail and small businesses WPT18 Design	The local plan policy provides criteria for the consideration of farm shop proposals. The WNP complements this policy.
CL20 Garden centres	No specific policies apply	The local plan provides criteria restricting the location of garden centres. The policies of the WNP are compatible with this approach.
CL21 Facilities for horse riding	WPT14 Rural Landscape	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. The WNP supports this approach.
CL22 Advertisements in a countryside setting	WPT14 Rural Landscape	The local plan policy provides criteria for the siting of advertisement in the countryside. The WNP supports the criteria.
CL24 Wind turbines in the countryside	WPT14 Rural Landscape	The local plan policy requires careful consideration of the siting of wind turbines to minimise visual impact. The WNP supports this policy.
E3 Warehousing, storage, distribution, and haulage depots	WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses	The policy identifies how proposals for such uses will be considered, including in the countryside. The WNP supports this policy.
E4 Protecting existing industrial/business areas for employment-generating uses	WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses	The local plan prevents development within or adjacent to existing business areas that would prejudice their continued use. The WNP policies do not conflict with this approach.
E5 Change of use within existing industrial/commercial areas	WPT9 Business WPT11 Retail and small businesses	The local plan policy provides for considering proposals for the change of use or new buildings for employment uses in existing employment areas. The WNP supports this policy.
E6 Retention of individual industrial and commercial sites	WPT9 Business WPT11 Retail and small businesses	The local plan policy sets out how proposals for the change of use of existing employment sites will be considered. The WNP supports this policy.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
E7 Non-conforming industrial uses	WPT9 Business WPT11 Retail and small businesses	The local plan policy restricts the intensification of businesses that are inappropriate to the surroundings and encourages their relocation. The WNP supports this policy.
E8 Extensions to industrial and commercial premises	WPT9 Business WPT11 Retail and small businesses	The local plan policy provides consideration as to how proposals for extensions to existing premises will be considered. The WNP supports this policy.
E9 Location of new businesses	WPT9 Business WPT11 Retail and small businesses	The local plan provides criteria for the consideration of the siting of new business premises. The WNP supports this policy.
E10 New industrial and commercial development in the countryside	WPT9 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 WNP does not conflict with this approach.
E11 Re-use and adaption of agricultural and other rural buildings for industrial or commercial use	WPT9 Business WPT11 Retail and small businesses WPT18 Design	The local plan supports such proposals subject to certain criteria. The WNP complements this policy.
E12 General principles for location, design and layout of industrial and commercial development	WPT9 Business WPT10 Business and sustainability WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the location and design of new industrial and commercial development. The WNP supports this policy.
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 WNP do not conflict with this approach.
S5 Living accommodation above shops and other commercial premises	WPT18 Design WPT19 Design and Character	The local plan policy provides for the creation of homes above shops. Although more appropriate to town centres, the WNP policies do not conflict with this approach.
S7 Provision of local shops	WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the consideration of additional shopping floorspace within settlement boundaries. The policies in the WNP support and complement this policy.
S8 Shop front design	WPT11 Retail and small businesses WPT18 Design	The local plan policy provides for how proposals for new shop fronts will be considered. The policies in the WNP do not conflict with this

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
	WPT19 Design and Character	approach.
S9 Retaining traditional shop fronts	WPT18 Design WPT19 Design and Character	The local plan seeks the retention of traditional shop fronts within conservation areas. The policies in the WNP do not conflict with this approach.
S10 Convenience goods stores	WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy provides criteria by which proposals for supermarkets will be considered. Policies in the WNP would not conflict with the approach in the local plan.
S11 Retail warehousing	WPT18 Design WPT19 Design and Character WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy provides criteria by which proposals for retail warehouses will be considered. Policies in the WNP would not conflict with the approach in the local plan.
S12 Retail on industrial estates and commercial sites	WPT10 Business and sustainability WPT19 Design and Character	The local plan policy provides criteria by which proposals for retail on industrial estates will be considered. Policies in the WNP would not conflict with the approach in the local plan.
S13 Ancillary retail uses	WPT11 Retail and small businesses WPT18 Design WPT19 Design and Character	The local plan policy provides criteria by which proposals for ancillary uses will be considered. Policies in the WNP would not conflict with the approach in the local plan.
T1 Environmental impact of major road schemes	WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy provides criteria for assessing the benefits and impacts of major road schemes. Policies in the WNP would not conflict with the approach in the local plan.
T4 Planning obligations and highways infrastructure	WPT1 Housing strategy WPT2 Housing location/scale	The local plan policy refers to the ability for developers to enter into Section 106 agreements to secure necessary highway improvements. The WNP policies support this approach.
T6 Petrol filling station and other roadside services	WPT9 Business WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT17 Electric vehicle charging points WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the location of petrol filling stations and roadside services. The WNP policies support and complement this approach.
T7 Provision of public car parking	WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy seeks to provide adequate public car parks to meet identified needs. The WNP policies support and complement

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
	WPT17 Electric vehicle charging points WPT19 Design and Character	this approach.
T9 Parking standards	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT9 Business	The local plan states that development should accord with the adopted parking standards. Policies in the WNP support the approach in the local plan.
T10 Highway considerations in development	WPT2 Housing location/scale WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT9 Business WPT11 Retail and small businesses WPT16 Footpaths and cycleways WPT19 Design and Character	The local plan policy sets out criteria for the consideration of highway matters. The WNP accords with the local plan approach.
T11 Facilities for pedestrians and cyclists	WPT16 Footpaths and cycleways	The local plan policy seeks to improve facilities for pedestrians and cyclists. The WNP 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 WNP do not conflict with this approach.
T13 Bus services	No specific policies apply	The local plan policy seeks to locate new development in ways which support the network of bus services. Policies in the WNP would not conflict with this approach.
RT1 Sports and recreation facilities for local communities	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation WPT13 Sports and recreation areas WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT17 Electric vehicle charging points WPT19 Design and Character	The local plan policy provides criteria for the consideration of proposals for new sport and recreation facilities. The WNP supports the approach in the local plan.
RT2 Loss of existing sports and	WPT13 Sports and recreation areas	The local plan policy seeks to protect existing facilities or ensure

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
recreation facilities	WPT15 Settlement gaps/Key views	suitable replacement facilities are provided. Policies in the WNP support the approach in the local plan.
RT3 Protecting recreational open space	WPT12 Local Green Space WPT13 Sports and recreation areas WPT15 Settlement gaps/Key views	The local plan policy safeguards recreational open space from development. Where development is allowed, suitable and equivalent provision should be made. The WNP supports this policy.
RT4 Amenity open space and play areas within residential development	WPT3 Housing allocation WPT4 Housing allocation WPT5 Housing allocation	The local plan policy sets a standard for the provision of open space and play areas in large sites. The WNP supports this policy.
RT5 Recreational facilities as part of other development	No specific policies apply	The local plan policy seeks, where appropriate to secure recreation facilities as part of an office, retail, commercial or mixed-use development. The WNP does not conflict with this policy.
RT6 Sport and recreational facilities in the countryside	WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT19 Design and Character	The local plan policy provides criteria for the consideration of new or extensions of such facilities in the countryside. The WNP accords 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. The WNP does 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. The WNP does 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 WNP would not conflict with this approach.
RT10 Golf courses	WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT19 Design and Character	The local plan policy provides criteria for the consideration of proposals for golf courses. The WNP accords with this approach.
RT11 Facilities for informal countryside recreation	WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy provides criteria for the consideration of proposals such as picnic areas and country parks. The WNP accords with the local plan approach.
RT12 Footpaths and bridleways	WPT16 Footpaths and cycleways	The local plan policy seeks to maintain and improve the public rights of way network. The WNP accords with the local plan approach.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
RT13 Water-based recreation	WPT14 Rural Landscape WPT15 Settlement gaps/Key views	The local plan policy supports then development of water-based recreation facilities subject to impact on the character and appearance of the countryside. The WNP accords with this approach.
RT14 Art in public places	WPT19 Design and Character	The local plan policy encourages the provision of public art. The WNP does not conflict with this approach.
RT16 Tourism facilities and visitor attractions	WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the location, design and scale of facilities and attractions. The WNP supports this approach.
RT17 Serviced tourist accommodation	WPT9 Business WPT11 Retail and small businesses WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT18 Design WPT19 Design and Character	The local plan policy identifies how proposals for tourist accommodation will be considered. The WNP supports and complements this approach.
RT18 Touring caravan and camping sites	WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT19 Design and Character	The local plan policy identifies how proposals for touring caravans and camping sites will be considered. The WNP does not conflict with this approach.
RT19 Static caravans and holiday chalets	WPT14 Rural Landscape WPT15 Settlement gaps/Key views WPT19 Design and Character	The local plan policy identifies how proposals for such accommodation will be considered. The WNP supports 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. The WNP does not conflict with this approach.
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. The WNP does 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. The WNP does not conflict with this approach.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
SC6 Recycling centres	No specific policies apply	The local plan policy seeks to provide recycling centres within major development schemes. The WNP does not conflict with this approach
SC7 Siting of telecommunications equipment	No specific policies apply	The local plan policy seeks to minimise the visual impact of telecommunications equipment including masts. The WNP would not conflict with this approach.
SC8 Siting of new school buildings	WPT13 Sports and recreation areas	The local plan policy identifies how proposals for new school buildings will be considered. The WNP does not conflict with this approach.
SC9 Conversion of premises to residential homes	WPT2 Housing location/scale WPT8 Housing for the elderly WPT18 Design WPT19 Design and Character	The local plan policy provides criteria for the conversion of premises to residential homes. The WNP does 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. The WNP does 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. The WNP does not conflict with this approach.

## 4 Compatibility with European Union Obligations and Human Rights

### *Environmental Impact and Habitat Regulations*

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.

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.

In accordance with Regulation 9 of the Regulations, Woolpit Parish Council requested Mid Suffolk District Council, as the responsible body, to consider whether an environmental assessment of the emerging Woolpit Parish Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determination is set out in a report dated May 2019 “Woolpit Neighbourhood Plan Strategic Environmental Assessment Screening Determination” following the Screening Report dated April 2019 by Essex County Council Place Services entitled “Woolpit Neighbourhood Plan 2016-2036 Pre-Submission Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)”. This determination was sent to the Statutory Consultees by email on 16 April 2019 as per Regulation 11 of The Environmental Assessment of Plans and Programmes 2004.

The Screening Report determined that a Habitats Regulations Assessment (HRA) was “screened out” and that the need for a Strategic Environmental Assessment (SEA) was also “screened out”.

Accordingly, and having consulted with Natural England, Historic England and the Environment Agency, Mid Suffolk District Council determined that “a Strategic Environmental Assessment of the Woolpit Neighbourhood Plan is not required”.

Similarly, in a report dated May 2019 “Woolpit Neighbourhood Plan Habitats Regulations Screening Determination”, Mid Suffolk District Council determined that Woolpit Neighbourhood Plan “does not require further assessment under the Habitats Regulations 2017”.

### *Human Rights and Equality Impact Assessment*

The overall purpose of the Neighbourhood Plan is to control the growth of the village and parish in a sustainable way, from an economic, social and environmental perspective; and, subject to that overarching perspective, to preserve and enhance the character of the village, together with its services, amenities and other aspects that the community most value, always mindful of the need to achieve a better balanced community. 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 WNP does not have any unintended consequences for particular groups the strategic aims and the policies in the Plan have been scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate

discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. “Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation. This section assesses the Submission Draft of the WNP to ensure that Woolpit 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 WNP have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objective and the policies in the WNP are provided, and their likely impact on persons with protected characteristics is assessed.

### Impact of Objectives of Woolpit Neighbourhood Plan on Persons with Protected Characteristics

<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
<b>WPT1</b>	To set out the main criteria for permitting new development.	Ensures that Woolpit plans positively for the amount and location of new housing required in the parish during the plan period.  Neutral impact on persons with certain protected characteristics.
<b>WPT2</b>	To detail the criteria for which new development will be supported.	Directs new development to locations within or closely related to the settlement boundaries while respecting settlement gaps and the Conservation Area, and ensures that development is within the capacity of existing roads and infrastructure. Ensures that new housing respects Woolpit’s village character with regard to both the built and natural environment.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT3</b>	To specify required elements of new housing at land south of Old Stowmarket Road.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, green space, adequate parking, pedestrian linkages to the village including raised table crossings at two places on Heath Road.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT4</b>	To specify required elements of new housing at land east of Green Road.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, children’s play space and landscaping, adequate parking, and pedestrian linkages to the village.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT5</b>	To specify required elements of new housing at land north of Woolpit Primary School.	Provides for an upper density limit and a mix of dwelling types in the development including affordable housing, green space and landscaping, adequate parking, and pedestrian linkages to the village.  Broadly positive impact for persons with certain

<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
		protected characteristics.
<b>WPT6</b>	To specify components of the housing mix for larger developments and a route to home ownership for a proportion of affordable housing.	Helps to meet the need for smaller (2-3 bedroom) homes in Woolpit, and the local demand for shared ownership. Requires a proportion of homes to be designed for lifetime occupation.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT7</b>	To enable the provision of local needs affordable housing outside the settlement boundary as an exception to policy.	Contributes to meeting identified housing need in suitable locations in close proximity to services and the village centre.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT8</b>	To support housing with provision for the elderly and those with disabilities.	Increases the stock of housing designed for independent living.  Positive impact for persons with certain protected characteristics.
<b>WPT9</b>	To support redevelopment on existing employment sites or brownfield sites, and on other sites only where there is a demonstrable need in the parish or district and a demonstrable local benefit.	Sustains business and industrial employment on existing sites, and supports development on new sites where it will meet a need and strengthen the local economy/community without adverse impacts on existing environmental or historic assets.  Neutral impact on persons with certain protected characteristics.
<b>WPT10</b>	To encourage business and industrial development that is committed to a sustainable future in Woolpit.	Helps to preserve and enhance local infrastructure and environment, and strengthen links between employment and the community.  Neutral impact on persons with certain protected characteristics.
<b>WPT11</b>	To support the development of retail and small businesses.	Contributes to the creation of a wider range of shops and small businesses, while safeguarding the setting and character of Woolpit.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT12</b>	To protect designated Local Green Spaces.	Ensures that the specified locally identified green spaces that meet the national criteria are protected.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT13</b>	To protect sports and recreational open space.	Ensures that the specified areas are protected unless no longer in use or an equivalent or better replacement is provided, but permits enhancement of recreational facilities on the sites where needed.

<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
		Broadly positive impact for persons with certain protected characteristics.
<b>WPT14</b>	To protect the rural landscape.	Ensures that the specified areas of special landscape quality will be protected, and that any permitted development will protect and enhance the special qualities of the area.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT15</b>	To preserve valued views and prevent encroachment onto the gaps between settlements in Woolpit parish.	Ensures that the settlements remain physically/visually separated and safeguards the integrity of settlement gaps. Protects defined key views.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT16</b>	To reduce traffic congestion in the village by promoting cycling and walking, and maintain access to the countryside.	Supports sustainable modes of travel by requiring larger housing developments to provide linked or extended footpaths and cycleways. Supports enhancement of the public right of way network.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT17</b>	To provide public electric vehicle charging points and infrastructure.	Ensures that developments equip 5% of new public parking spaces with EVCPs, with infrastructure for a further 15% of spaces.  Neutral impact on persons with certain protected characteristics.
<b>WPT18</b>	To detail criteria for design relating to affordable homes, space standards, location, broadband, green space and landscaping, renewable energy projects, and the roofscape.	Ensures that developments meet design requirements and standards in the interests of maintaining a sustainable community, economy and environment.  Broadly positive impact for persons with certain protected characteristics.
<b>WPT19</b>	To detail criteria for design and character of all developments relating to buildings, landscaping, infrastructure and layout, and climate change.	Ensures that Woolpit's architectural heritage and village character is respected, that green areas and landscape is retained, restored or enhanced, new development schemes are easily integrated with safe access to key services. Requires developers to plan for climate change, and for larger developments, to consult with the community.  Broadly positive impact for persons with certain protected characteristics.

Certain protected characteristics are not affected by the WNP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics it has a neutral effect. Where

policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

**APPENDIX A****Adopted Development Plan Policies that do not apply to Woolpit Neighbourhood Plan**

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 Woolpit Parish.
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.
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 WNP area.
H2 Housing development in towns	Not appropriate to the WNP.
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.
CL23 After use of sites following mineral extraction	There are no mineral extraction sites in the WNP area.
E2 Industrial uses on allocated sites.	There is no provision for industrial use in the allocated sites in the WNP.
S4 Avoiding the loss of residential accommodation	Policy applies to principal shopping areas.
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 WNP area
T8 Lorry parking facilities in towns	The policy does not apply to Woolpit Parish.
T14 Rail services	The policy does not apply to Woolpit Parish.
RT15 Safeguarding arts and entertainments venues	The policy does not apply to Woolpit Parish.