

Capel St Mary Neighbourhood Plan

2024 - 2037



BASIC CONDITIONS STATEMENT
January 2025

Capel St Mary Parish Council

Prepared for Capel St Mary Parish Council by
Places4People Planning Consultancy



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1 Introduction

- 1.1 As part of the formal submission of the Capel St Mary Neighbourhood Plan for Examination, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as amended). This Statement accompanies the submission to the local planning authority, Babergh District Council, of the Capel St Mary Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 (1)(d) requires a submission neighbourhood development plan to be accompanied by "a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act".
- 1.2 This statement has been prepared in order to confirm compliance with these basic conditions as follows:
- Section 2** identifies the legislative requirements for the 'basic conditions'
- Section 3** identifies how the Plan Objectives and Policies are in general conformity with the National Planning Policy Framework and the Strategic Policies of the adopted Local Plan.
- Sections 4** confirms that the neighbourhood plan is compatible with the Convention Rights.
- It is considered that the Neighbourhood Plan complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.
- 1.3 Pre-submission consultation under Regulation 14 was undertaken from 6 September until 21 October 2024. This Basic Conditions Statement therefore, reflects the plan as amended to take into account comments received.

2. Legal Requirements

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

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

- (a) whether the draft neighbourhood development plan meets the basic conditions (see subparagraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L 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.

2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (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 retained 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 test.

2.4 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.

2.5 On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- 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.

The Regulations substitute this with a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Meeting the Legal Requirements

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

Requirement	Interpretation	NP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Capel St Mary 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 NP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Capel St Mary, as designated by Babergh District Council on 19 April 2018. The boundary of the Neighbourhood Area is shown in the NP.
	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 NP is from 2024 to 2037.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The NP 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 NP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by Babergh District Council on 19 April 2018
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3)	There are no conflicts within the NP

Requirement	Interpretation	NP response
	<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>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 NP.</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 to determine whether a Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the Neighbourhood Plan.</p> <p>In terms of the SEA its was concluded that the Capel St Mary Neighbourhood Plan (September 2024) does not require a Strategic Environmental Assessment</p> <p>The HRA concluded the Capel St Mary Neighbourhood Plan is 'screened out' from further assessment under the Habitats Regulations 2017 and that an Appropriate Assessment is not required.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 & 6,</p>	<p>The remaining requirements of Section 38B 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 NP relates solely to land that falls within the Parish of Capel St Mary.</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>
<p>Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018</p>	<p>These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.</p>	<p>In terms of the SEA its was concluded that the Capel St Mary Neighbourhood Plan (September 2024) does not require a Strategic Environmental Assessment</p> <p>The HRA concluded the Capel St Mary Neighbourhood Plan is 'screened out'</p>

Requirement	Interpretation	NP response
		<p>from further assessment under the Habitats Regulations 2017 and that an Appropriate Assessment is not required.</p> <p>The determination was published by Babergh District Council in November 2024.</p>

3. Compliance with Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement. The Regulations state that the neighbourhood plan will have met the basic conditions if it:

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

National Policy

3.2 The Capel St Mary Neighbourhood Plan must have appropriate regard to national policy. The following section describes how the Plan relates to the National Planning Policy Framework (NPPF) which was originally published in 2012 with various amendments, the latest version published in December 2024. This latter version of the NPPF that has been used as the basis to assess the Neighbourhood Plan in terms of its regard to national policies. The NPPF is framed around a basic premise of achieving sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system to have regard to three overarching objectives:

- a) "an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

3.3 The NPPF contains thirteen topic-based chapters in which more detailed policy guidance is set out for plan making and decision taking. Table 1, below, identifies how the Plan meets the basic condition of having regard to the NPPF by assessing the Plan against the principles for each of the NPPF topic-based chapters

Table 1 - Compatibility of the Plan's objectives and policies against the NPPF Core Principles

NPPF Topic	Capel St Mary NP Objectives (as identified in Section 4 of the NP)	Capel St Mary NP Policies
Delivering a sufficient supply of homes	Housing 1. Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village. 2. Support the delivery of housing that meets identified local needs of the village.	Policy CSM1 - Spatial Strategy Policy CSM2 - Housing Mix Policy CSM3 - Affordable Housing on Rural Exception Sites
Building a strong, competitive economy	Employment, Services and Facilities 7. Retain, protect and improve the range of existing employment and community facilities and services.	Policy CSM10 - Employment Sites Policy CSM11 - Loss of Facilities and Services
Ensuring the vitality of town centres	Not applicable to Capel St Mary	None
Promoting healthy and safe communities	Employment, Services and Facilities 7. Retain, protect and improve the range of existing employment and community facilities and services. Transport 8. Improve road safety, protect and enhance Capel St Mary's public rights of way and reduce the impact of parking in the village.	Policy CMS4 - Development Design Considerations Policy CSM10 - Employment Sites Policy CSM11 - Loss of Facilities and Services
Promoting sustainable transport	Transport 8. Improve road safety, protect and enhance Capel St Mary's public rights of way and reduce the impact of parking in the village.	Policy CMS4 - Development Design Considerations
Supporting high quality communications	No applicable objectives	Policy CSM1 - Spatial Strategy
Making effective use of land	Housing 1. Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village. Natural Environment 3. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment.	Policy CSM1 - Spatial Strategy Policy CSM2 - Housing Mix Policy CMS4 - Development Design Considerations Policy CSM10 - Employment Sites
Achieving well-designed places	Built Environment and Design 5. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.	Policy CSM2 - Housing Mix Policy CMS4 - Development Design Considerations Policy CSM5 - Flooding and Sustainable Drainage

NPPF Topic	Capel St Mary NP Objectives (as identified in Section 4 of the NP)	Capel St Mary NP Policies
	6. Maintain and enhance a strong rural identity and sense of place for the parish.	
Protecting Green Belt land	Not applicable to Capel St Mary	None
Meeting the challenge of climate change, flooding and coastal change	Built Environment and Design 5. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.	Policy CMS4 - Development Design Considerations Policy CSM5 - Flooding and Sustainable Drainage
Conserving and enhancing the natural environment	Natural Environment 3. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment. 4. Maximise opportunities to improve natural habitats and biodiversity.	Policy CSM1 - Spatial Strategy Policy CSM6 - Biodiversity Policy CSM7 - Green Infrastructure in New Developments Policy CSM8 - Local Green Spaces Policy CSM9 - Stutton Brook Corridor
Conserving the historic environment	Built Environment and Design 5. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.	Policy CMS4 - Development Design Considerations
Facilitating the sustainable use of minerals	Not applicable to the Neighbourhood Plan	None

How the purpose of the Neighbourhood Plan policies achieve sustainable development

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

Policy	Purpose	Outcome
CSM 1	To provide a strategy for the location of new development within the neighbourhood plan area.	Ensures that new development is within the settlement boundary to protect the countryside from inappropriate development.
CSM 2	To ensure that house sizes in new development meets local needs.	Provides a better balance of house sizes to redress the current imbalance.
CSM 3	Provides a mechanism for delivering affordable housing to meet local needs.	Enables the development of sites to deliver affordable housing for local people.
CSM 4	Provides design criteria for the consideration of the impact of development proposals.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
CSM 5	Requires proposals to address flooding and sustainable drainage matters.	Ensures proposals are designed to reflect and mitigate against local flooding incidents.
CSM 6	Protects and enhances habitats	Ensures that development does not have a detrimental impact on habitats and species.
CSM 7	Promotes the provision of new green infrastructure within development	Further ensures that biodiversity networks and retained and improved.
CSM 8	Designates a number of green spaces that meet the NPPF Local Green Space criteria.	Protects spaces that have an identifiable local importance to the village.
CSM 9	Designates a specific natural area for protection.	Ensures that the specified area and its habitats is protected from the impacts of development in the vicinity
CSM 10	To prevent the loss of employment opportunities	Contributes to ensuring the settlement remains sustainable in terms of local employment opportunities.
CSM 11	Seeks to protect and retain existing community facilities and services	Ensures local facilities are retained for the benefit of the community

General conformity with the strategic policies contained in the development plan

3.5 The Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force is the Babergh and Mid Suffolk Joint Local Plan adopted in November 2023, which replaces most of the saved policies for previous local plans and alterations. A list of live policies is set out on the Babergh DC website.

3.6 The Government's Planning Practice Guidance states:

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

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

3.7 The Joint Local Plan identifies which policies are strategic and others that are local, for the purposes of this statement the strategic policies have been assessed. The table below lists the strategic policies in the Joint Local Plan, a link to the Neighbourhood Plan policy (where relevant) and a narrative of conformity of the Neighbourhood Plan with the development plan.

Table 2 - Conformity of the Plan's policies with the strategic policies of the Joint Local Plan

JLP Strategic Policy	Neighbourhood Plan Policy	Comment
SP01 Housing Needs	CSM 1 – Spatial Strategy CSM 2 – Housing Mix CSM 3 – Affordable Housing on Rural Exception Sites	The JLP identifies the minimum housing requirement for each district. The Neighbourhood Plan does not conflict with this requirement and supports development as appropriate to the scale and nature of the village.
SP02 Affordable Housing	CSM 3 – Affordable Housing on Rural Exception Sites	The JLP sets a requirement of 35% affordable housing on large sites or 25% on brownfield sites. The Neighbourhood Plan does not conflict with this requirement.
SP03 The sustainable location of new development	CSM 1 – Spatial Strategy	The JLP does not identify a hierarchy of settlements across the two districts, this will be covered by the Part 2 Plan to be prepared. This policy also relies on new housing development coming forward through neighbourhood plans, extant planning permissions and windfall sites. The Neighbourhood Plan does not conflict with this requirement.
SP04 Provision for Gypsy and Traveller and Travelling Showpeople	No specific policies apply	The Neighbourhood Plan does not conflict with this requirement.
SP05 Employment Land	CSM10 - Employment Sites	The JLP identifies strategic sites for employment uses. It supports additional employment sites being developed along strategic transport corridors. There are no strategic employment sites in the Neighbourhood Area and the Neighbourhood Plan supports the retention of non-strategic employment sites.
SP06 Retail and Town Centre Uses	No specific policies apply	The JLP policy relates to defined town centres, which does not include Capel St Mary.
SP07 Tourism	No specific policies apply	The JLP supports the development of appropriate tourism enterprises. The Neighbourhood Plan does not conflict with this approach.
SP08 Strategic Infrastructure Provision	CSM 4 - Development Design Considerations CSM 5 – Flooding and Sustainable Drainage	The JLP identifies specific strategic infrastructure projects and requires developments to make community infrastructure levy contributions. The Neighbourhood Plan does not conflict with this requirement.

JLP Strategic Policy	Neighbourhood Plan Policy	Comment
SP09 Enhancement and Management of the Environment	Policy CSM1 - Spatial Strategy Policy CSM6 – Biodiversity Policy CSM7 - Green Infrastructure in New Developments Policy CSM8 - Local Green Spaces Policy CSM9 - Stutton Brook Corridor	The JLP policy supports the enhancement and management of natural and local environment and provides for the mitigation of effects on protected habitat sites. The Neighbourhood Plan policies support the strategic policy.
SP10 Climate Change	CSM 4 - Development Design Considerations CSM 5 – Flooding and Sustainable Drainage	The JLP policy sets requirements for the mitigation of the impacts of climate change. The Neighbourhood Plan does not conflict with this requirement.

4. Compatibility with European Union Obligations and Human Rights

Environmental Impact and Habitat Regulations

- 4.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 4.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.
- 4.3 In accordance with Regulation 9 of the Regulations, as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, Capel St Mary Parish Council requested Babergh District Council, as the responsible body, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. In terms of the SEA it was concluded that the Capel St Mary Neighbourhood Plan (September 2024) does not require a Strategic Environmental Assessment. The HRA concluded the Capel St Mary Neighbourhood Plan is 'screened out' from further assessment under the Habitats Regulations 2017 and that an Appropriate Assessment is not required.

Human Rights

- 4.4 The public consultation process for the Capel St Mary Neighbourhood Plan has been wide and inclusive and has included direct engagement with the local community. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 4.5 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups, the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. 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.
- 4.6 This section assesses the Submission Draft of the Neighbourhood Plan to ensure that Capel St Mary Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the objectives and the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the objective and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

Impact of Objectives of Capel St Mary Neighbourhood Plan on Persons with Protected Characteristics

Neighbourhood Plan Objectives	Outcome for persons with Protected Characteristics
<p>Housing</p> <p>1. Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village.</p> <p>2. Support the delivery of housing that meets identified local needs of the village.</p>	<p>Provides for new homes to be provided in the village. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Natural Environment</p> <p>3. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment.</p> <p>4. Maximise opportunities to improve natural habitats and biodiversity.</p>	<p>Protects and enhances the setting of the village and natural environment for the benefit of residents. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Built Environment and Design</p> <p>5. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.</p> <p>6. Maintain and enhance a strong rural identity and sense of place for the parish.</p>	<p>Promotes the preservation of the character and historic assets of the village and seeks to minimise impact of new development on the overall character of the village and requires new development to be energy efficient. Broadly positive/Neutral impact for persons with protected characteristics.</p>
<p>Employment, Services and Facilities</p> <p>7. Retain, protect and improve the range of existing employment and community facilities and services.</p>	<p>Ensures that local services, facilities and employment opportunities are retained where possible. Broadly positive impact for persons with certain protected characteristics.</p>
<p>Transport</p> <p>8. Improve road safety, protect and enhance Capel St Mary's public rights of way and reduce the impact of parking in the village.</p>	<p>Promotes means of safe and sustainable transport and the use of public rights of way. Broadly positive impact for persons with certain protected characteristics.</p>

Impact of Capel St Mary Neighbourhood Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
CSM 1	To provide a strategy for the location of new development within the neighbourhood plan area.	Ensures that new development is within the settlement boundary to protect the countryside from inappropriate development. Neutral impact on persons with protected characteristics.
CSM 2	To ensure that house sizes in new development meets local needs.	Provides a better balance of house sizes to redress the current imbalance. Broadly positive impact for persons with certain protected characteristics.
CSM 3	Provides a mechanism for delivering affordable housing to meet local needs.	Enables the development of sites to deliver affordable housing for local people. Broadly positive impact for persons with certain protected characteristics.
CSM 4	Provides design criteria for the consideration of the impact of development proposals.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment. Broadly positive impact for persons with certain protected characteristics.
CSM 5	Requires proposals to address flooding and sustainable drainage matters.	Ensures proposals are designed to reflect and mitigate against local flooding incidents. Broadly positive impact for persons with certain protected characteristics.
CSM 6	Protects and enhances habitats	Ensures that development does not have a detrimental impact on habitats and species. Neutral impact on persons with protected characteristics.
CSM 7	Promotes the provision of new green infrastructure within development	Further ensures that biodiversity networks and retained and improved. Neutral impact on persons with protected characteristics.
CSM 8	Designates a number of green spaces that meet the NPPF Local Green Space criteria.	Protects spaces that have an identifiable local importance to the village. Broadly positive impact for persons with certain protected characteristics.
CSM 9	Designates a specific natural area for protection.	Ensures that the specified area and its habitats is protected from the impacts of development in the vicinity.

Policy	Purpose	Outcome
		Neutral impact on persons with protected characteristics.
CSM 10	To prevent the loss of employment opportunities	<p>Contributes to ensuring the settlement remains sustainable in terms of local employment opportunities.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
CSM 11	Seeks to protect and retain existing community facilities and services	<p>Ensures local facilities are retained for the benefit of the community.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan 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.