

# Hintlesham and Chattisham Neighbourhood Plan

## Basic Conditions Statement Addendum

April 2026

The Hintlesham and Chattisham Neighbourhood Plan was submitted to Babergh District Council on early in 2026 and was accompanied by a Basic Conditions Statement. That document assessed the policies of the draft Neighbourhood Plan against the Basic Conditions as set out in the Town & Country Planning Act 1990 (as amended).

On 25 March 2026, Sections 98 and 99 of the Levelling-up and Regeneration Act (LURA) 2023 came into force. In relation to neighbourhood plans, sections 98 and 99 amend the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 in respect of the legal compliance and the Basic Conditions requirements. This change came into effect two days after the District Council commenced the Regulation 16 Submission Consultation on the Neighbourhood Plan.

In summary, the further legal compliance requires, so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan:

- that the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change; and
- that the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

In addition, there is a new Basic Condition requirement that:

- the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

This replaces the former Basic Condition that the neighbourhood plan be in general conformity with the strategic policies contained in the development plan for the area.

A further Basic Condition related to the new environmental assessment framework commenced but, at this time a completed framework for the implementation of Environmental Assessment Reports is not in place and, therefore, compliance with this Basic Condition cannot be assessed.

There was no transitional arrangement for the introduction of Sections 98 and 99 and, therefore, the Hintlesham and Chattisham Neighbourhood Plan will additionally have to be examined against these matters.

Given that the Regulation 16 Submission Consultation has commenced, the Qualifying Body has prepared this addendum to the Basic Conditions Statement. It identifies how the policies in the draft Neighbourhood Plan satisfy Sections 98 and 99 of the LURA.

<b>Policy</b>	<b>Does the policy contribute to the mitigation of, and adaptation to, climate change?</b>	<b>Does the policy take account of any local nature recovery strategy* under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area?</b>	<b>Would the policy result in less housing taking place in the area than if the Plan were not to be made?</b>
Policy H&C 1 – Development Location	Neutral – it does not contain matters relating to climate change.	Yes – the policy states that development proposals will be supported within the Settlement Boundaries and limits development outside the Settlement Boundaries to exceptional circumstances. It therefore limits the potential for development to impact on the aspirations of the Suffolk Nature Recovery Strategy.	No – the policy has been prepared to be in accordance with Part 1 of the Babergh and Mid Suffolk Joint Local Plan which does not specify the housing requirement for the Neighbourhood Area.
Policy H&C 2 - Housing Development	Neutral – it does not contain matters relating to climate change.	Yes – the policy only supports housing proposals where, amongst other things, it would not have a detrimental impact	No – the policy is positive towards new housing development within Settlement Boundaries

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		on the natural character of the site and its surroundings.	
Policy H&C 3 – Housing Mix	Neutral – it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy is positive towards the provision of housing where it conforms with other policies of the Development Plan and where 1 and 2 bedroom dwellings are provided.
Policy H&C 4 – Affordable Housing on Rural Exception Sites	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy provides a positive approach to the delivery of affordable housing to meet identified local needs.
Policy H&C 5 – Protecting Landscape Character	Neutral - it does not contain matters relating to climate change.	Yes – the policy provides a positive stance to protect the landscape of the Neighbourhood Area.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.
Policy H&C 6 – Biodiversity and Habitats	Neutral - it does not contain matters relating to climate change.	Yes – the policy does not support the loss of, or significant harm to, priority habitats. Furthermore, it	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they

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		encourages the delivery of measurable net gain in biodiversity in all development.	are in accordance with other policies.
Policy H&C 7 - Important Views	Neutral - it does not contain matters relating to climate change.	Yes – it seeks to protect the character of those parts of the parish outside the Settlement Boundaries.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.
Policy H&C 8 – Local Green Spaces	Yes – it maintains green spaces.	Yes – it maintains green spaces	No – the green spaces identified are not considered suitable for housing development.
Policy H&C 9 – Chattisham Special Character Area	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – any infill development in the Special Character Area would normally have to take account of the character of the area.
Policy H&C 10 – Development Design Considerations	Yes – an element of the policy requires that proposals “do not result in water run-off that would add to or create surface water flooding”	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan where they are in accordance with other policies.

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Policy H&C 11 - Flooding and Sustainable Drainage	Yes - the policy is positively worded to deliver development that is not in an area of flood risk and manages surface water run-off.	Yes – it encourages sustainable drainage systems that are designed to include wetland features offering biodiversity benefits.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.
Policy H&C 12 – Minimising Light Pollution	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.
Policy H&C 13 – Loss of Services and Facilities	Neutral - it does not contain matters relating to climate change.	Neutral – it does not contain matters relating to the content of the nature recovery strategy.	No – the policy does not prevent the delivery of the housing requirements of the adopted Local Plan.

\* The Local Nature Recovery Strategy (LNRS) for the area that includes the Neighbourhood Area is the Suffolk LNRS that was approved by local authorities in October 2025.

Prepared by Places4People Planning Consultancy for Hintlesham and Chattisham Parish Council – April 2026