



Wherstead Neighbourhood Plan

2018-2037

Basic Conditions Statement

Prepared for Wherstead Parish Council by
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1 Introduction

1.1 As part of the formal submission of the Wherstead 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 Wherstead Neighbourhood Plan 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*".

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.

2. Legal Requirements

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

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

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
- (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, 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 Wherstead 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 Wherstead, as designated by Babergh District Council on 14 September 2020. The boundary of the Neighbourhood Area is shown in the NP (Map 1).
	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 2018 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 14 September 2020.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or	There are no conflicts within the NP

Requirement	Interpretation	NP response
	information in the plan, the conflict must be resolved in favour of the policy.	
	<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>	The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the NP.
	<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>	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 Neighbourhood Plan. In both cases it was considered that the Wherstead Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the NP.
	Section 38B, which include paragraphs 38B(4)(c), 5 & 6,	The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement
4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area	This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.	The NP relates solely to land that falls within the Parish of Wherstead.
4B 8 (1)(e) Other Matters 3.28.	This requires the examiner to consider such other matters as may be prescribed	There are no other prescribed matters.
Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018	These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.	The SEA Screening Opinion concluded that a full SEA was not required. The HRA screening concluded that no potential impacts were identified and therefore it was not necessary to proceed to the Appropriate Assessment stage.

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 Wherstead 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 amended in July 2018, February 2019 with further amendments in July 2021. It is the 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	Wherstead NP Objectives (as identified in Section 4 of the Plan)	Wherstead NP Policies
Delivering a sufficient supply of homes	<p>2. To ensure Wherstead is a safe and exciting community to live in for now and for future generations;</p> <p>5. Links between the two population centres of the village are strengthened and ensure that the more remote homes in the village retain their setting and independence</p> <p>6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development.</p>	<p>WTD1 – Spatial Strategy WTD4 – Recreational Disturbance Avoidance and Mitigation WTD5 – Protecting Important Views</p>
Building a strong, competitive economy	<p>6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development.</p> <p>8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity</p>	<p>WTD11 – Spatial Strategy WTD9 – Existing Employment Sites WTD10 – Agricultural Related Employment Development</p>
Ensuring the vitality of town centres	<p>6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development.</p> <p>7. Preserve the integrity of our village by enhancing and encouraging the sense of community</p>	<p>WTD11 – Spatial Strategy WTD15 – Protecting Existing Services and Facilities</p>
Promoting healthy and safe communities	<p>2. To ensure Wherstead is a safe and exciting community to live in for now and for future generations.</p> <p>7. Preserve the integrity of our village by enhancing and encouraging the sense of community</p>	<p>WTD6 – Dark Skies and Street Lighting WTD11- Design Considerations WTD16- New Highways Infrastructure WTD17- Public Rights of Way</p>
Promoting sustainable transport	<p>11. Improve road safety, protect and enhance Wherstead's public rights of way and reduce the impact of traffic passing through the Parish</p>	<p>WTD9 – Existing Employment Sites WTD10 – Agricultural Related Employment Development WTD11- Design Considerations WTD14 – Parking Standards WTD16- New Highways Infrastructure WTD17- Public Rights of Way</p>

NPPF Topic	Wherstead NP Objectives (as identified in Section 4 of the Plan)	Wherstead NP Policies
Supporting high quality communications	8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity	WTD11- Design Considerations
Making effective use of land	1. Ensuring we have the tools and processes to meet future challenges and to enhance our unique rural, coastal nature and agricultural setting. 3. To preserve Wherstead as a rural village with a separate identity from Ipswich and the surrounding villages. 9. Protect and enhance the local landscape and its significant views.	WTD11 – Spatial Strategy WTD9 – Existing Employment Sites WTD10 – Agricultural Related Employment Development WTD11- Design Considerations WTD15 – Protecting Existing Services and Facilities
Achieving well-designed places	6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development. 7. Preserve the integrity of our village by enhancing and encouraging the sense of community 9. Protect and enhance the local landscape and its significant views 10. Ensure new development is of a scale and design that reflects local character.	WTD5 – Protecting Important Views WTD6 – Dark Skies and Street Lighting WTD7 – Heritage Assets WTD8 – Buildings of Local Heritage Significance WTD11- Design Considerations WTD12- Sustainable Building Practices WTD13- Flooding and Sustainable Drainage WTD14 – Parking Standards WTD16- New Highways Infrastructure
Protecting Green Belt land	Not applicable to Wherstead	None
Meeting the challenge of climate change, flooding and coastal change	1. Ensuring we have the tools and processes to meet future challenges and to enhance our unique rural, coastal nature and agricultural setting	WTD11- Design Considerations WTD12- Sustainable Building Practices WTD13- Flooding and Sustainable Drainage
Conserving and enhancing the natural environment	5. Links between the two population centres of the village are strengthened and ensure that the more remote homes in the village retain their setting and independence. 9. Protect and enhance the local landscape and its significant views	WTD2 – Development Affecting the Area of Outstanding Natural Beauty WTD3 – Protecting Habitats and Wildlife Corridors WTD4 – Recreational Disturbance Avoidance and Mitigation WTD5 – Protecting Important Views WTD6 – Dark Skies and Street Lighting WTD10 – Agricultural Related Employment Development WTD11- Design Considerations WTD17- Public Rights of Way
Conserving the historic environment	4. The village landscape, with its many historic and listed structures and links back to Wherstead's past, are maintained.	WTD7 – Heritage Assets WTD8 – Buildings of Local Heritage Significance WTD11- Design Considerations

NPPF Topic	Wherstead NP Objectives (as identified in Section 4 of the Plan)	Wherstead NP Policies
	10. Ensure new development is of a scale and design that reflects local character.	
Facilitating the sustainable use of minerals	Not applicable to the Neighbourhood Plan	None

How the purpose of the Neighbourhood Plan policies achieve sustainable development

3.6 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
WTD 1	Provides a strategy for the location of new development within the neighbourhood plan area.	Ensures that new development meets the needs of the Parish and is located with the defined settlement boundary or within the identified strategic employment site.
WTD 2	Provides guidance for proposals within the designated AONB.	To protect the integrity of the AONB as a designated landscape asset.
WTD 3	Provides details of how to achieve biodiversity enhancement and for the assessment of the potential impact of development on habitats.	Protection of habitats and wildlife corridors and achievement of biodiversity net gain.
WTD 4	Provides a mechanism for the management and mitigation for potential impacts on European wildlife sites	Contributes to protecting and enhancing the natural environment, and requires the provision of SANG for larger residential schemes to mitigate impacts of recreational disturbance to protected sites.
WTD 5	Identifies important views within the Plan Area that should be protected.	Contributes to protecting and enhancing the natural environment, and to maintaining the landscape character of the settlement.
WTD 6	To restrict provision of external lighting systems.	To ensure only essential external lighting is provided in new developments to retain the rural character of the village.
WTD 7	Enables the preservation and enhancement of the village's heritage assets.	Provides a positive strategy for the conservation and enjoyment of the historic environment, including heritage
WTD 8	Designates 21 Buildings of Local Heritage Significance	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
WTD 9	Seeks the retention of existing employment sites and sets out criteria to be met for other uses to be considered.	Ensures land and buildings are available for employment purposes.
WTD 10	Sets out how proposals for agricultural related employment development will be dealt with.	Ensures that the landscape and character of the area are protected from inappropriate development.
WTD 11	Provides detail design considerations to be applied to all new development proposals.	Ensures new development regardless of its scale and location is designed in an appropriate way to positively contribute to the character of the area, in terms of creating a high quality, safe and sustainable environment.
WTD 12	Sets out guidance for applications for non-residential development in terms of energy conservation measures to be incorporated into designs.	Ensures best practise is utilised with regard to energy use in the construction and operation of buildings, in recognition that this is a major contributor to emissions.
WTD 13	To reduce the impact of surface water and fluvial flooding in the area.	Ensures development proposals incorporate appropriate sustainable drainage mechanisms.
WTD 14	Sets out specific parking standards for new development.	In recognition of high car ownership in the area, ensures that sufficient parking is provided in new developments.
WTD 15	Supports the retention and improvement of community facilities and services in the village.	Maintains existing village services and reduces the need to drive out of the village for day-to-day needs.

Policy	Purpose	Outcome
WTD 16	Establishes how highway facilities will be improved.	Ensures new development accommodates the necessary improvements to the existing highway to retain the rural feel of the village.
WTD17	Promotes improvement to the public rights of way network.	Contributes to the protection of biodiversity corridors and health and wellbeing of users. .

General conformity with the strategic policies contained in the development plan

3.7 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 Core Strategy (February 2014) and the saved policies of the Babergh Local Plan (Babergh Local Plan Alteration No.2 adopted June 2006).

Babergh District Council has submitted for examination (in April 2021) a new joint local plan with Mid Suffolk District Council to cover the two local planning authority areas. Whilst the Local Plan examination hearings commenced in June 2021, the appointed Inspectors have raised a number of issues. The latest correspondence is dated 16 September 2022, refers to the need for further public consultation on the proposed modifications and that this is likely to occur in late autumn 2022, with the possibility of the need for further hearings in 2023. At the time of submitting the Neighbourhood Plan it is unsure as to whether the Joint Local Plan examination will have concluded before the Neighbourhood Plan is examined. With this in mind, the Basic Conditions Statement has assessed the Neighbourhood Plan against the strategic policies of the Pre-Submission Joint Local Plan as well as those of the adopted Core Strategy and saved Local Plan policies.

Compatibility of the Neighbourhood Plan with the Strategic Policies of the Development Plan

3.8 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"

3.9 A significant number of policies in the Babergh Local Plan (2006) are officially "saved" by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. A list of saved policies is available on the Babergh DC website at <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/BDC-current-policies-June-2016.pdf> In total these amount to over 90 policies. Babergh 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 Neighbourhood Plan policies against all policies that are considered relevant to the Neighbourhood Area. Those that are not considered relevant are listed in Appendix A of this statement.

3.10 The table below provides details of the policies in the development plan, a link to the Neighbourhood Plan policy (where relevant) and a narrative of conformity of the Neighbourhood Plan with the development plan. The final part of the table assesses how the Neighbourhood Plan performs against the strategic policies of the Pre-Submission Joint Local Plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Babergh Core Strategy 2014		
CS1 Applying the Presumption in Favour of Sustainable Development in Babergh	All policies apply	All policies in the Neighbourhood Plan are positively worded to encourage sustainable development to take place in the village
CS2 Settlement Pattern Policy	WTD 1 – Spatial Strategy	The policy does not identify Wherstead as having a specific role and function in the settlement hierarchy. Accordingly it is deemed as countryside where development will only be permitted in exceptional circumstances to meet a proven need. The Neighbourhood Plan accords with this policy.
CS3 Strategy for Growth and Development	WTD 1 – Spatial Strategy WTD 9 – Existing Employment Sites	The policy identifies the amount of economic and housing growth that will be planned for in Babergh. Parts of Wherstead parish also fall within the Babergh Ipswich Fringe which identifies strategic employment sites within the parish. The Neighbourhood Plan provides a positive response to this policy.
CS9 Wherstead Strategic Employment Site Allocation	WTD 1 – Spatial Strategy	The policy allocates 7.1 hectares of land for employment purposes. The Neighbourhood Plan accords with this policy.
CS12 Sustainable Design and Construction Standards	WTD 11 - Design Considerations WTD 12 – Sustainable Building Practices	Most of the policy relates to new homes on larger scale developments identified in the Core Strategy or to be allocated in such as that allocated in the Site Allocations DPD which was never produced. The policy also requires non-residential development to achieve BREEAM “excellent” standard. The Neighbourhood Plan does not conflict with this policy.
CS13 Renewable / Low Carbon Energy	WTD 11 - Design Considerations WTD 12 – Sustainable Building Practices	The policy encourages the use of on-site low and zero carbon technologies on new or existing buildings. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CS14 Green Infrastructure	WTD 2 – Development Affecting the Area of Outstanding Natural Beauty WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 11 – Design Considerations	The policy protects and enhances green infrastructure. Various Neighbourhood Plan policies include reference to associated matters including wildlife corridors, SANG and the retention of open, green or landscaped areas.
CS15 Implementing Sustainable Development in Babergh	All policies apply	The Core Strategy policy sets out criteria for the principles of sustainable development by which all proposals will be assessed. The Neighbourhood Plan does not conflict with this approach.
CS16 Town, Village and Local Centres	WTD 15 – Protecting Existing Services and Facilities	The Core Strategy policy provides for new retail, leisure, tourism, cultural and office development at an appropriate scale in village and local centres. The Neighbourhood Plan seeks to protect and enhance existing facilities, and to enhance communications services.
CS17 The Rural Economy	WTD 9 – Existing Employment Sites WTD 10 – Agricultural Related Employment Development WTD 15 – Protecting Existing Services and Facilities	The policy supports a range of economic initiatives in the rural area. The Neighbourhood Plan policies seek to maintain existing employment uses and promotes opportunities for appropriate new business uses.
CS18 Mix and Types of Dwellings	No specific policies apply	The Core Strategy policy states that the mix, type and size of the housing development will be expected to reflect established need. The Neighbourhood Plan does not allocate sites for housing purposes given its designation as countryside in the settlement hierarchy, where development will only be permitted in exceptional circumstances to meet a proven need.
CS19 Affordable Homes	No specific policies apply	The Core Strategy policy sets requirement for the provision of 35% affordable housing on development sites. The Neighbourhood Plan does not allocate sites for housing purposes given its designation as countryside in the settlement hierarchy, where development will only be permitted in exceptional circumstances to meet a proven need.
CS20 Rural Exception Sites	No specific policies apply	The Core Strategy policy enables the provision of affordable housing adjacent or well related to development boundaries in hinterland villages. Wherstead is designated as countryside where development

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		will only be permitted in exceptional circumstances to meet a proven need. The Neighbourhood Plan does not conflict with this policy.
CS21 Infrastructure Provision	WTD 3 – Protecting Habitats and Wildlife Corridors WTD 13 – Flooding and Sustainable Drainage WTD 14 – Parking Standards WTD 15 – Protecting Existing Services and Facilities WTD 16 – New Highways Infrastructure WTD 17 – Public Rights of Way	The policy seeks to protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities. The Neighbourhood Plan identifies specific infrastructure that should be protected or enhanced.
CS22 Monitoring	No specific policies apply	The Neighbourhood Plan does not conflict with the Core Strategy in respect of monitoring.
Babergh Local Plan (2006) Saved Policies		
EN22 Light Pollution - Outdoor Lighting	WTD 11 – Design Considerations	The policy seeks to minimise the provision of outside lighting and any glare or spillage to a minimum. The Neighbourhood Plan does not conflict with this policy.
EN26 Telecommunications	WTD 11 -Design Considerations	The policy sets out criteria for the consideration of proposals for new telecommunications equipment. The Neighbourhood Plan does not conflict with this policy.
HS05 Replacement Dwellings	WTD 1 – Spatial Strategy	The policy provides criteria by which proposals for the replacement of dwellings in the countryside will be considered. The Neighbourhood Plan does not conflict with this policy.
HS28 Infilling	WTD 1 – Spatial Strategy	The policy states in which circumstances development on infill plots will not be permitted. The Neighbourhood Plan does not conflict with this policy.
HS31 Public Open Space (Sites of 1.5 ha and above)	WTD 11 - Design Considerations	The Local Plan policy requires a proportion of larger housing sites to be public open space. The Neighbourhood Plan does not conflict with this policy, albeit given the countryside status of Wherstead large scale development is not anticipated other than that already planned for.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
HS32 Public Open Space (New dwellings on sites up to 1.5ha)	WTD 11- Design Considerations	The policy requires proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectares site, to provide open space and play equipment in proportion to the number of dwellings to be built. The Neighbourhood Plan does not conflict with this policy.
HS33 Extensions to Existing Dwellings	WTD 11- Design Considerations	The policy provides criteria by which proposals for house extensions will be considered. The Neighbourhood Plan does not conflict with this policy.
HS35 Residential Annexes	WTD 1 – Spatial Strategy WTD 11- Design Considerations	The policy provides criteria by which proposals for self-contained annexes will be considered. The Neighbourhood Plan does not conflict with this policy.
EM02 General Employment Areas – Existing and New Allocations	WTD 9 – Existing Employment Sites	The policy states that proposals for employment related development should be able to demonstrate a positive effect on town (or village) centre vitality and viability will be permitted. The Neighbourhood Plan does not conflict with this policy.
EM05 Wherstead Office Park	WTD 1 - Spatial Strategy	The policy allocates the site for employment related uses. The Neighbourhood Plan reflects this allocation.
EM19 High Technology Employment Provision	WTD 9 - Existing Employment Sites	The policy makes provision for how proposals for high technology employment provision will be considered. The Neighbourhood Plan does not conflict with this policy.
EM20 Expansion/Extension of Existing Employment Uses	WTD 9 - Existing Employment Sites WTD 10 – Agricultural Related Employment Development	The policy provides for the expansion of existing employment uses subject to certain provisions. The Neighbourhood Plan does not conflict with this policy.
EM24 Retention of Existing Employment Sites	WTD 9 - Existing Employment Sites WTD 10 – Agricultural Related Employment Development	The policy sets out criteria by which the redevelopment of existing or vacant employment land will be considered. The Neighbourhood Plan does not conflict with this policy.
SP04 Shopping in Local Centres and Villages	WTD 15 – Protecting Existing Services and Facilities	The policy seeks the retention of shopping in villages. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CR04 Special Landscape Areas	WTD 2- Development Affecting the Area of Outstanding Natural Beauty	The policy sets out how proposals for development in the Special Landscape Area, and in the setting of the Suffolk Coast and Heaths AONB, will be permitted. The Neighbourhood Plan reflects this policy and focuses on proposals which would be considered acceptable in the AONB within the neighbourhood plan area.
CR07 Landscaping Schemes	WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 6 – Dark Skies and Street Lighting WTD 11 -Design Considerations	The policy requires a high standard of landscaping for any development permitted in the countryside. The Neighbourhood Plan does not conflict with this policy.
CR08 Hedgerows	WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 11 - Design Considerations	The policy seeks the protection of hedgerows in development proposals or suitable mitigation schemes. The Neighbourhood Plan does not conflict with this policy.
CR18 Buildings in the Countryside – Non Residential	WTD 1 – Spatial strategy WTD 10 – Agricultural Related Employment Development WTD 11 – Design Considerations	The policy provides criteria for the consideration of proposals for converting barns, or other redundant or under-used buildings in the countryside, to industrial, business, community or recreational uses. The Neighbourhood Plan does not conflict with this policy.
CR19 Buildings in the Countryside – Residential	WTD 1 – Spatial strategy	The policy provides criteria for the consideration of proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation. The Neighbourhood Plan does not conflict with this policy.
CR20 Protecting Existing Village Facilities	WTD 15 - Protecting Existing Services and Facilities	The policy seeks to protect against the loss of village facilities. The Neighbourhood Plan does not conflict with this policy.
CR24 Village Schools	WTD 15 - Protecting Existing Services and Facilities	The policy provides support for the use of closed village schools for community uses in the first instance. The Neighbourhood Plan does not conflict with this policy.
CN01 Design Standards	WTD 11 - Design Considerations WTD 12 – Sustainable Building Practices WTD 13 - Flooding and Sustainable Drainage	The policy requires development proposals to be of appropriate scale, form, detail, design and construction materials. The Neighbourhood Plan reinforces this policy by providing a local context.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CN03 Open Space within Settlements	WTD 3 – Protecting Habitats and Wildlife Corridors WTD 5 – Protection of Important Views WTD 11- Design Considerations	The policy states that development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted. The Neighbourhood Plan does not conflict with this policy.
CN04 Design & Crime Prevention	WTD 11 - Design Considerations	The policy seeks to ensure that development is designed to deter vandalism and crime. The Neighbourhood Plan does not conflict with this policy.
CN06 Listed Buildings - Alteration/Extension/Change of Use	WTD 7 - Heritage Assets	The policy provides criteria for the consideration of proposals for the alteration (including part demolition), extension or change of use of listed buildings. The Neighbourhood Plan updates this policy in the light of the NPPF.
RE06 Small and Medium - Scale Recreation	WTD 2 – Development Affecting the Area of Outstanding Natural Beauty WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 5 – Protection of Important Views	The policy addresses proposals for small or medium-scale recreation facilities and change of use to recreation in the countryside. The Neighbourhood Plan does not conflict with this policy.
RE07 Large Scale Recreation	WTD 2 – Development Affecting the Area of Outstanding Natural Beauty WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 5 – Protection of Important Views	The policy states that large scale recreational facilities will only be permitted adjacent to Sudbury, Hadleigh and Ipswich and para 8.26 of the local plan specifically refers to the north of A14 at Wherstead being suitable for such provision. The Neighbourhood Plan area falls within the Ipswich Fringe and does not conflict with this policy.
TP08 Proposed Park and Ride – Wherstead	WTD 1 – Spatial Strategy	The policy allocates 4.0 hectares of land north of the A14 at Wherstead for a park and ride facility. The Neighbourhood Plan Policies Map indicates this being a site with planning permission for major development. The Neighbourhood Plan does not conflict with this policy.
TP15 Parking Standards – New Development	WTD 14 – Parking Standards	The policy states that development proposals should provide parking in accordance with the adopted standards. The Neighbourhood Plan does not conflict with this policy.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
Emerging Joint Local Plan Strategic Policies (November 2020)		
SP01 Housing Needs	WTD 1 – Spatial Strategy	The emerging Joint Local Plan identifies the minimum housing requirement for each district. The Neighbourhood Plan does not conflict with this requirement.
SP02 Affordable Housing	WTD 1 – Spatial Strategy	The emerging Joint Local Plan sets a requirement of 35% affordable housing on large sites. The Neighbourhood Plan does not conflict with this requirement.
SP03 Settlement Hierarchy	WTD 1 – Spatial Strategy	The emerging Joint Local Plan identifies a hierarchy of settlements across the two districts. The Neighbourhood Plan has been prepared to have regard to this Policy which identifies Wherstead Bourne Hill and Wherstead Park as Hinterland Villages both of which are within Ipswich Fringe.
SP04 Housing Spatial Distribution	WTD 1 – Spatial strategy	The emerging Joint Local Plan does not include a specific housing requirement for Wherstead albeit requires 1,718 homes within Ipswich Fringe which includes Wherstead, reflecting the amount of development with planning permission. The Neighbourhood Plan does not seek to allocate any additional housing.
SP05 Employment Land	WTD 9 – Existing Employment Sites	The emerging Joint Local Plan identifies strategic sites for employment uses and identifies Wherstead Business Park as a Strategic Employment Location and seeks its protection. The Neighbourhood Plan does not conflict with this requirement and does not allocate any additional employment sites.
SP06 Retail and Town Centre Use	No specific policies apply	The emerging Joint Local Plan policy relates to defined town centres, which do not include Wherstead.
SP07 Tourism	WTD 9 – Existing Employment Sites	The emerging Joint Local Plan policy supports the development of appropriate tourism enterprises. The Neighbourhood Plan does not conflict with this aspiration.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SP08 Strategic Infrastructure Provision	WTD 16 – New Highways Infrastructure	The emerging Joint Local Plan policy identifies specific strategic infrastructure projects and also requires development to make community infrastructure levy contributions. The Neighbourhood Plan does not conflict with this requirement.
SP09 Enhancement and Management of the Environment	WTD 2 – Development Affecting the Area of Outstanding Natural Beauty WTD 3 – Protecting Habitats and Wildlife Corridors WTD 4 – Recreational Disturbance Avoidance and Mitigation WTD 5 – Protection of Important Views WTD 6 - Dark Skies and Street Lighting WTD 17 – Public Rights of Way	The emerging Joint Local Plan policy supports the enhancement and management of the natural and local environment and provides for the mitigation of effects on protected habitat sites. The Neighbourhood Plan policies generally support the strategic policy and specifically sets requirements for the mitigation of impacts where applicable.
SP10 Climate Change	WTD 11 - Design Considerations WTD 12 – Sustainable Building Practices WTD 13 - Flooding and Sustainable Drainage	The emerging Joint Local Plan policy sets requirements for the mitigation of the impacts of climate change. The policies of the Neighbourhood Plan support the intent of the Joint Local Plan.

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, Wherstead Parish Council requested Babergh District Council, as the responsible body, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required. Initial screening was undertaken on the draft Wherstead NDP in late 2021 and determination notices were issued in February 2022. The draft NDP was subject to a further screening process in June 2022 which concluded that a Strategic Environmental Assessment (SEA) and/or a Habitats Regulation Assessment (HRA) were not required. All reports together with the responses from the statutory consultees can be viewed at <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-babergh/wherstead-neighbourhood-plan/>
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to Babergh District Council alongside the Neighbourhood Development Plan.

Human Rights

- 4.3 The public consultation process for the Wherstead 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.
- 4.4 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, and to meet the needs expressed and address the issues identified. 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.
- 4.5 This section assesses the Submission Draft of the Neighbourhood Plan to ensure that Wherstead 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 Wherstead Neighbourhood Development Plan on Persons with Protected Characteristics

Neighbourhood Plan Objectives	Outcome for persons with Protected Characteristics
<p>Housing</p> <ol style="list-style-type: none"> 2. To ensure Wherstead is a safe and exciting community to live in for now and for future generations. 3. To preserve Wherstead as a rural village with a separate identity from Ipswich and the surrounding villages. 5. Links between the two population centres of the village are strengthened and ensure that the more remote homes in the village retain their setting and independence 6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development 7. Preserve the integrity of our village by enhancing and encouraging the sense of community 	<p>Provides for Wherstead to evolve as a community in accordance with its size and location.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>Business and Employment Objectives</p> <ol style="list-style-type: none"> 6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development 8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity 	<p>Provides for new employment opportunities to be provided in a proportionate manner in the village and that they respond to local needs.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>Natural Environment</p> <ol style="list-style-type: none"> 1. Ensuring we have the tools and processes to meet future challenges and to enhance our unique rural, coastal nature and agricultural setting. 4. The village landscape, with its many historic and listed structures and links back to Wherstead's past, are maintained. 9. Protect and enhance the local landscape and its significant views 10. Ensure new development is of a scale and design that reflects local character 	<p>Protects and enhances the natural environment for the benefit of residents.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Neighbourhood Plan Objectives	Outcome for persons with Protected Characteristics
<p>Historic Environment</p> <p>4. The village landscape, with its many historic and listed structures and links back to Wherstead's past, are maintained.</p>	<p>Promotes the preservation of the character and historic assets of the village.</p> <p>Neutral impact for persons with protected characteristics.</p>
<p>Development Design</p> <p>3. To preserve Wherstead as a rural village with a separate identity from Ipswich and the surrounding villages</p> <p>6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development</p> <p>8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity</p> <p>10. Ensure new development is of a scale and design that reflects local character.</p>	<p>Promotes development that is designed in a way to minimise impact on the environment and meets the needs of the community.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>Infrastructure, Services and Facilities</p> <p>6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development</p> <p>8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity</p> <p>11. Improve road safety, protect and enhance Wherstead's public rights of way and reduce the impact of traffic passing through the Parish</p>	<p>Ensures local infrastructure and services are retained, maintained and enhanced.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>Transport</p> <p>11. Improve road safety, protect and enhance Wherstead's public rights of way and reduce the impact of traffic passing through the Parish</p>	<p>Promotes improvement of road safety and enhancement of routes through the parish.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Impact of Wherstead Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
WTD 1	Provides a strategy for the location of new development within the neighbourhood plan area.	Ensures that the Neighbourhood Plan is positively allows for new development in the village during the plan period. Broadly positive impact for persons with certain protected characteristics.
WTD 2	Provides guidance for proposals within the designated AONB.	To protect the integrity of the AONB as a designated landscape asset. Neutral impact for persons with certain protected characteristics.
WTD 3	Provides details of how to achieve biodiversity enhancement and for the assessment of the potential impact of development on habitats.	Protection of habitats and wildlife corridors and achievement of biodiversity net gain. Neutral impact for persons with certain protected characteristics.
WTD 4	Provides a mechanism for the management and mitigation for potential impacts on European wildlife sites	Contributes to protecting and enhancing the natural environment, and requires the provision of SANG for larger residential schemes to mitigate impacts of recreational disturbance to protected sites. Neutral impact for persons with certain protected characteristics.
WTD 5	Identifies important views within the Plan Area that should be protected.	Contributes to protecting and enhancing the natural environment, and to maintaining the landscape character of the settlement. Neutral impact for persons with certain protected characteristics.
WTD 6	To restrict provision of external lighting systems.	To ensure only essential external lighting is provided in new developments to retain the rural character of the village. Neutral impact for persons with certain protected characteristics.
WTD 7	Enables the preservation and enhancement of the village's heritage assets.	Provides a positive strategy for the conservation and enjoyment of the historic environment, including heritage Neutral impact for persons with certain protected characteristics.
WTD 8	Designates 21 Buildings of Local Heritage Significance	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment. Neutral impact for persons with certain protected characteristics.
WTD 9	Seeks the retention of existing employment sites and sets out criteria to be met for other uses to be considered.	Ensures land and buildings are available for employment purposes. Broadly positive impact for persons with certain protected characteristics.
WTD 10	Sets out how proposals for agricultural related employment development will be dealt with.	Ensures that the landscape and character of the area are protected from inappropriate development. Broadly positive impact for persons with certain protected characteristics.

Policy	Purpose	Outcome
WTD 11	Provides detail design considerations to be applied to all new development proposals.	Ensures new development regardless of its scale and location is designed in an appropriate way to positively contribute to the character of the area, in terms of creating a high quality, safe and sustainable environment. Broadly positive impact for persons with certain protected characteristics.
WTD 12	Sets out guidance for applications for non-residential development in terms of energy conservation measures to be incorporated into designs.	Ensures best practise is utilised with regard to energy use in the construction and operation of buildings, in recognition that this is a major contributor to emissions. Neutral impact for persons with certain protected characteristics.
WTD 13	To reduce the impact of surface water and fluvial flooding in the area.	Ensures development proposals incorporate appropriate sustainable drainage mechanisms. Neutral impact for persons with certain protected characteristics.
WTD 14	Sets out specific parking standards for new development.	In recognition of high car ownership in the area, ensures that sufficient parking is provided in new developments. Broadly positive impact for persons with certain protected characteristics.
WTD 15	Supports the retention and improvement of community facilities and services in the village.	Maintains existing village services and reduces the need to drive out of the village for day-to-day needs. Broadly positive impact for persons with certain protected characteristics.
WTD 16	Establishes how highway facilities will be improved.	Ensures new development accommodates the necessary improvements to the existing highway to retain the rural feel of the village. Broadly positive impact for persons with certain protected characteristics.
WTD17	Promotes improvement to the public rights of way network.	Contributes to the protection of biodiversity corridors and health and wellbeing of users. . Broadly positive impact for persons with certain protected characteristics.

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.

APPENDIX A

Adopted and saved development plan policies that do not apply to Wherstead Neighbourhood Plan

The following policies in the Babergh Development Plan (Core Strategy and Local Plan) are not appropriate to Wherstead, either because they are not of a strategic nature or do not apply to the village and have therefore not been assessed in this Basic Conditions Statement.

Babergh Core Strategy 2014
CS4 Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard
CS5 Strategic Broad Location – East of Sudbury / Great Cornard
CS6 Hadleigh
CS7 Strategic Site Allocation - Babergh Ipswich Fringe
CS8 Sproughton Strategic Employment Site
CS10 Brantham Regeneration Area Allocation
CS11 Strategy for Development for Core and Hinterland Villages

Babergh Local Plan (2006) Saved Policies
HS11 Head Lane, Great Cornard
HS12 William Armes Factory, Cornard Road, Sudbury
HS13 High Bank, Melford Road, Sudbury
HS14 Peoples Park, Sudbury
HS15 Grays Close, Hadleigh
HS16 Gallows Hill, Hadleigh
HS17 Carsons Drive, Great Cornard
HS18 Bures Road, Great Cornard
HS19 Rotherham Road, Bildeston
HS20 Friends Field/Tawney Rise, Bures
HS21 Goodlands Farm, Daking Avenue, Boxford
HS22 Folly Road, Great Waldingfield
HS23 Church Farm, Whatfield
HS24 Church Lane, Sproughton
HS25 Land at Crownfield Road, Glemsford
HS39 Special Needs Housing
HS40 Special Needs Housing : Conversions/Change of Use
EM03 Land to south-east of Lady Lane Hadleigh
EM04 Former 'British Sugar' Sproughton
EM06 Land at Brantham Industrial Area
EM07 Land at Bures Road, Great Cornard
EM08 Warehousing & Distribution
EM09 Leisure & Sport at Employment Areas
EM11 Notley Enterprise Park, Raydon/Great Wenham
EM12 Bull Lane/Acton Place
EM13 Pond Hall Industrial Estate, Hadleigh
EM14 Tentree Road, Great Waldingfield
EM15 Off Brook Street, (E W Downs) Glemsford

EM16 London Road, Capel St Mary
EM17 Sprites Lane, Ipswich Western Fringe
EM18 Land on the east bank of the River Orwell
EM21 Redundant Airfields
EM23 Workshop Scale Employment Sites
SP03 Retail Development Outside Town Centres
SP05 Farm Shops
CR09 Agricultural Reservoirs
CR10 Change of Use of Agricultural Land
CR13 Removal of Agricultural Occupancy Restrictions
CR14 Houseboats - Estuarial/or Inland Waters
CR15 Houseboats at Pin Mill
CR16 Jetties at Pin Mill
CR22 Proposed LNR Belstead
CN08 Development in or near conservation Areas
CN14 Historic Parks & Gardens – National
CN15 Historic Parks & Gardens – Local
RE04 Quay Lane, Sudbury Open Space
RE05 Shawlands Avenue Great Cornard
RE11 Land between A137, A14 and The Strand, Wherstead
RE13 Gt Cornard Country Park
RE14 Stour & Orwell Estuaries
RE15 Moorings and Marinas
RE16 Land-based Sailing Facilities on Estuaries
RE17 Land-based Facilities at Alton Water
RE 18 Rivers Stour and Gipping
TP04 New Cycle Links
TP05 New Cycle Link Sproughton
TP07 Expansion of Copdock Park & Ride Facility
TP10 Sudbury Western Bypass route protection
TP13 Lorry Parking in Hadleigh
TP16 Green Travel Plans
TP18 Airports
TP19 Boxford Community Car Park
SD01 Principal Shopping Area
SD02 Mixed Use Areas - Business & Service
SD03 Mixed Use Areas - Shopping and Commerce
SD04 Mixed Use Areas – Residential Development
SD05 Bus/Rail Interchange
SD06 Land around Bus Station & Borehamgate Precinct
SD07 Land to rear of Market Hill
SD08 North St/Gainsborough Rd Junction
SD10 Bus Station
SD11 Industrial Areas
SD13 Walnut Tree Hospital
SD14 Market Hill, New Service Road
SD15 Alternative Hospital Site
HD01 Shopping - Foodstore between Pound Lane and Bridge Street
HD03 Prime Shopping Area

HD05 Hadleigh Health Centre
CP01 Chilton Mixed Use Development Package
CP02 Chilton Cemetery