

Martlesham Parish Council

**Martlesham Neighbourhood
Plan 2016-2031
Basic Conditions Statement**

April 2017

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1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Martlesham Neighbourhood Plan (MNP) has been prepared in accordance with the Neighbourhood Planning General Regulations 2015 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.3 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - 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); and
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Supporting documents and evidence

- 1.4 The MNP is supported by a Consultation Statement and this Basic Conditions Statement.

Key statements

- 1.5 Martlesham Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The MNP expresses policies that relate to the development and use of land only within the neighbourhood area.
- 1.6 The neighbourhood area is contiguous with the parish boundary, with two exceptions:
 - A small area on the northern boundary of the parish which was considered more appropriate by local residents to be designated as part of the Woodbridge Neighbourhood Area.
 - An area in the south of the parish covered by the Adastral Park strategic allocation (Core Strategy Policy SP20).
- 1.7 The neighbourhood area is shown in the map accompanying the neighbourhood area designation application.
- 1.8 The MNP covers the period from 2016 to 2031.
- 1.9 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.
- 1.10 The MNP does not relate to more than one neighbourhood area. It is solely related to the area of Martlesham as designated by Suffolk Coastal District Council on 5th May 2015.

1.11 There are no other Neighbourhood Development Plans in place for the Martlesham neighbourhood area.

2 CONFORMITY WITH NATIONAL PLANNING POLICY

Introduction

- 2.1 Martlesham has two built up areas with physical limits boundaries, Martlesham Heath and Martlesham Village. Martlesham Heath is one of a series of settlements that are defined as Major Centres by way of their location east of Ipswich. Major Centres are classified in the Core Strategy as, "Sub-regional centres for commercial and social facilities." The smaller settlement of Martlesham Village is a Key Service Centre, defined as "Settlements which provide an extensive range of specified facilities."
- 2.2 The Neighbourhood Plan seeks to define these boundaries.
- 2.3 Although sited outside the defined neighbourhood plan area, the Adastral Park strategic development lies immediately adjacent to the boundary and will clearly have implications for Martlesham parish as a whole. It seeks to deliver in the region of 2,000 additional homes and a high-tech business park. These implications have been considered as part of the neighbourhood planning process and, in parallel to the policies and related actions contained in the MNP, the community seek to input into the masterplan for the development (as agreed by SCDC) and comment on individual planning applications for the area. As of March 2017, pre-application consultation had commenced.
- 2.4 It is required that the MNP has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).

National Planning Policy Framework

- 2.5 The NPPF in sections 183-185 refers to Neighbourhood Development Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act which refers to the 'adopted Development Plan'.
- 2.6 This section demonstrates that the MNP has regard to relevant policies within the NPPF in relation to:
- Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Supporting a prosperous rural economy
 - Supporting a high quality communications infrastructure
 - Promoting sustainable transport
 - Delivering a wide choice of high quality homes
 - Requiring good design
 - Promoting healthy communities
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
- 2.7 The MNP has five principal objectives. These are summarised in Table 2.1 below with detail about which NPPF goals each objective seeks to address.

2.8 Table 2.2 then provides a summary of how each policy in the MNP conforms specifically to the NPPF.

Table 2.1: Assessment of MNP objectives against NPPF goals

MNP Objective	Relevant NPPF goal
<p>1. Contain a variety of well designed housing types for sale or rent to meet the needs of residents of all ages, whether employed or retired, and suiting varied domestic circumstances</p>	<p>Delivering a wide choice of high quality homes</p> <p>Requiring good design</p> <p>Promoting healthy communities</p> <p>Meeting the challenge of climate change, flooding and coastal change</p>
<p>2. Provide a modern infrastructure and diverse, adaptable accommodation to encourage the retention, creation and success of businesses of all sizes including high tech and skilled jobs, with low rental starter units available to encourage local people to start businesses here</p>	<p>Building a strong, competitive economy</p> <p>Supporting a high quality communications infrastructure</p> <p>Supporting a prosperous rural economy</p> <p>Requiring good design</p> <p>Promoting sustainable transport</p>
<p>3. Respect and protect the natural and historic environment and the open spaces between the built up areas</p>	<p>Conserving and enhancing the natural environment</p> <p>Conserving and enhancing the historic environment</p>
<p>4. Contain a diverse range of residential, community, leisure, employment and retail areas, linked by safe walking, cycling and public transport links, with these links extending to the nearby open countryside and beyond</p>	<p>Promoting sustainable transport</p> <p>Ensuring the vitality of town centres</p> <p>Supporting a prosperous rural economy</p>
<p>5. Build on its strengths as a welcoming, safe and peaceful place to live with a strong sense of community with a thriving society of neighbours, groups and organisations providing support and facilities for all residents</p>	<p>Promoting healthy communities</p>

Table 2.2: Assessment of how each policy in the MNP conforms to the NPPF

No.	Policy title and reference	NPPF ref. (para.)	Commentary
1	MAR1: Martlesham physical limits boundaries	55, 109	Defines the built up area boundary to ensure consistency with the need to deliver affordable and open market homes and to protect the natural landscape beyond the urban edge.
2	MAR2: Areas to be protected from development	56, 58	Seeks to protect the character and appearance of certain areas, sites, gaps, gardens and spaces which make an important contribution in their undeveloped form to Martlesham Heath, for instance its setting, character, or the surrounding landscape or townscape.
3	MAR3: Development within Martlesham Heath	7, 9, 17, 39, 40, 58	Seeks to ensure that new development or redevelopment contributes positively to the character of Martlesham Heath and restricts negative impacts such as those associated with on-street car parking.
4	MAR4: Residential design and amenity	7, 9, 17, 58, 69, 95	Seeks to ensure that housing development is well designed, in keeping with the surrounding context and addresses amenity needs, while contributing to safe and environmentally friendly communities.
5	MAR5: Residential mix	7, 50	Seeks to address the need for a mix of dwelling sizes – and particularly a greater proportion of smaller dwellings than has been delivered in the past – in order to provide for local needs.
6	MAR6: Residential boats	99	Seeks to ensure that any increase in residential boat activity along the River Deben in Martlesham is in keeping with the local context and does not have a detrimental impact on the high quality environment.
7	MAR7: Local gaps	17, 58	Seeks to safeguard from development defined green open spaces between settlements in order to ensure that settlements retain their individual identities.
8	MAR8: Special landscape areas	99, 109, 113	Seeks to protect Special Landscape Areas against the adverse impacts of development in order to retain the qualities that make them special.
9	MAR9: Existing community and leisure uses	28, 70, 73, 74, 75	Supports the adequate provision and accessibility of existing/ replacement community facilities.

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No.	Policy title and reference	NPPF ref. (para.)	Commentary
10	MAR10: New leisure uses	28, 35, 70, 73, 75	Supports the adequate provision and accessibility of new community facilities that are in keeping with their surroundings and are accessible by foot. The provision of walking and cycling links into the Adastral Park site are also supported.
11	MAR11: Provision of children's play and youth facilities	69, 70, 73	Supports the adequate provision and accessibility of new facilities for children and youth, serving the two main settlements.
12	MAR12: Allotments and community growing spaces	69, 73	Seeks to ensure that communities can be more self-sufficient in their food needs and can promote greater social cohesion in new neighbourhoods.
13	MAR13: Non-designated heritage assets	17, 126, 128, 136	Seeks to afford protection to the list of identified non-designated heritage assets as identified in the Plan.
14	MAR14: Cycling, walking and disability access routes	29, 30, 34, 35, 41	Supports improvements to cycling and walking opportunities and infrastructure, including providing disabled access, linking up facilities around the parish, connecting to existing paths.
15	MAR15: Cycling, walking and disability access in Martlesham Heath Retail Park	29, 30, 35, 41	Supports improvements to access both to and within the retail park, particularly for pedestrians, cyclists and disabled users.
16	MAR16: Parking standards	39	Recognises the impacts of on-street parking and seeks to ensure that new development provides for off-street parking commensurate with the comparatively high levels of car ownership in a rural parish.
17	MAR17: Parking provision at Martlesham Heath Retail Park and Business Park	34, 39	Seeks to ensure that the retail and business park has adequate car parking spaces and turning space for HGVS as appropriate, as it expands in order to minimise on-street parking and other congestion-related impacts.
18	MAR18: Martlesham Heath Retail Park	21, 23, 26	Supports the provision of retail uses (Class A) where this is not to the detriment of nearby district retail centres.
19	MAR19: General employment areas	21	Seeks to grant permission for Classes B1, B2 and B8 development on the retail and business

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No.	Policy title and reference	NPPF ref. (para.)	Commentary
			parks, identified in the Plan as General Employment Areas.
20	MAR20: Sandy Lane, Martlesham	28, 111, 115	Sets out the criteria against which any employment re-use of the site and buildings in Sandy Lane would need to be assessed.
21	MAR21: High speed broadband	42, 43	Seeks to ensure the expansion of electronic communications networks, in particular superfast broadband, in new developments within the neighbourhood area.

3 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'
- 3.2 Table 3.1 below summarises how the objectives and policies in the MNP contribute towards sustainable development, as defined in the NPPF.

Table 3.1: Assessment of MNP objectives and policies against sustainable development

Deliver Economic Sustainability	
<i>NPPF Definition – 'Contribute to building a strong, responsive economy'</i>	
MNP Objectives	<ul style="list-style-type: none"> • Provide a modern infrastructure and diverse, adaptable accommodation to encourage the retention, creation and success of businesses of all sizes including high tech and skilled jobs, with low rental starter units available to encourage local people to start businesses here • Contain a diverse range of residential, community, leisure, employment and retail areas, linked by safe walking, cycling and public transport links, with these links extending to the nearby open countryside and beyond
MNP Policies	<p>MAR17: PARKING PROVISION AT MARTLESHAM HEATH RETAIL PARK AND BUSINESS PARK</p> <p>MAR18: MARTLESHAM HEATH RETAIL PARK</p> <p>MAR19: GENERAL EMPLOYMENT AREAS</p> <p>MAR20: SANDY LANE, MARTLESHAM</p> <p>MAR21: HIGH SPEED BROADBAND</p>
MNP Comments	<p>The MNP seeks to safeguard and expand the existing retail uses in the area without detrimentally impacting the nearby district centres, market towns and retail parks. Industrial employment opportunities are also supported where they do not exacerbate parking or, particularly in the case of Sandy Lane, impact negatively on the environment. Access to high speed broadband is viewed as essential for all sectors of the community.</p>

Deliver Social Sustainability	
<i>NPPF Definition – 'Support strong vibrant and healthy communities'</i>	
MNP Objectives	<ul style="list-style-type: none"> • Contain a variety of well designed housing types for sale or rent to meet the needs of residents of all ages, whether employed or retired, and suiting varied domestic circumstances. • Provide a modern infrastructure and diverse, adaptable accommodation to encourage the retention, creation and success of businesses of all sizes including high tech and skilled jobs, with low rental starter units available to encourage local

	<p>people to start businesses here</p> <ul style="list-style-type: none"> • Contain a diverse range of residential, community, leisure, employment and retail areas, linked by safe walking, cycling and public transport links, with these links extending to the nearby open countryside and beyond • Build on its strengths as a welcoming, safe and peaceful place to live with a strong sense of community with a thriving society of neighbours, groups and organisations providing support and facilities for all residents
MNP Policies	<p>MAR5: RESIDENTIAL MIX</p> <p>MAR9: EXISTING COMMUNITY AND LEISURE USES</p> <p>MAR10: NEW LEISURE USES</p> <p>MAR11: PROVISION OF CHILDREN’S PLAY AND YOUTH FACILITIES</p> <p>MAR12: ALLOTMENTS AND COMMUNITY GROWING SPACES</p> <p>MAR14: CYCLING, WALKING AND DISABILITY ACCESS ROUTES</p> <p>MAR15: CYCLING, WALKING AND DISABILITY ACCESS IN MARTLESHAM HEATH RETAIL PARK</p> <p>MAR16: PARKING STANDARDS</p>
MNP Comments	<p>The MNP seeks to maintain a thriving community within Martlesham, requiring development to contribute positively to the existing character and context of the area while addressing residential needs. It recognises too that the community has certain infrastructure needs (particularly in respect of leisure provision) that must be addressed. It seeks to achieve this by supporting development that contributes to the provision of new or improved playground/youth facilities, new/improved leisure facilities, and new allotments/community growing spaces and other. It also seeks to protect existing leisure assets and encourages walking and cycling by identifying specific improvements needed, including for those with disabilities.</p>

Deliver Environmental Sustainability	
<i>NPPF Definition – ‘Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change’</i>	
MNP Objectives	<ul style="list-style-type: none"> • Provide a modern infrastructure and diverse, adaptable accommodation to encourage the retention, creation and success of businesses of all sizes including high tech and skilled jobs, with low rental starter units available to encourage local people to start businesses here • Respect and protect the natural and historic environment and the open spaces between the built up areas • Contain a diverse range of residential, community, leisure, employment and retail areas, linked by safe walking, cycling and public transport links, with these links extending to the nearby open countryside and beyond
MNP Policies	<p>MAR1: MARTLESHAM PHYSICAL LIMITS BOUNDARY</p> <p>MAR2: AREAS TO BE PROTECTED FROM DEVELOPMENT</p> <p>MAR3: DEVELOPMENT WITHIN MARTLESHAM HEATH</p> <p>MAR4: RESIDENTIAL DESIGN AND AMENITY</p> <p>MAR6: RESIDENTIAL BOATS</p>

	<p>MAR7: LOCAL GAPS</p> <p>MAR8: SPECIAL LANDSCAPE AREAS</p> <p>MAR13: NON-DESIGNATED HERITAGE ASSETS</p>
MNP Comments	<p>The MNP seeks to protect the character of Martlesham by requiring good design of new development and by safeguarding defined spaces from development that make an important contribution to the place, setting, character and/or surrounding landscape. The plan seeks to ensure that the natural environment is protected from adverse development in terms of both the quality of the landscape or the loss of green space between settlements. Equally it protects the historic built environment.</p>

- 3.3 As demonstrated in Table 3.1, the strategic objectives of the Neighbourhood Development Plan are considered to comprise a balance of social, economic and environmental goals.
- 3.4 Suffolk Coastal District Council considered that a Strategic Environmental Assessment (SEA) was not required because the MNP is not likely to have a significant impact upon the environment.

4 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 4.1 The development plan currently consists of the following:
- 2017 Site Allocations and Area Specific Policies Development Plan Document
 - 2013 Suffolk Coastal Local Plan Core Strategy and Development Management Policies
 - 2011 Suffolk Waste Core Strategy
 - 2008 Suffolk Minerals Core Strategy
- 4.2 The policies of relevance are shown in Table 4.1 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the MNP is in general conformity with them.
- 4.3 Any policy that is not identified in Table 4.1 is not considered to be relevant to the MNP because the MNP does not have any policies that directly relate to it.
- 4.4 It is confirmed that there are no policies in either the 2008 Suffolk Minerals Local Plan or the 2011 Suffolk Waste Local Plan that the MNP policies have any relevance to.

Table 4.1: Relevant strategic policies in the Suffolk Coastal Development Plan Documents

Local Plan Policy	MNP policy
Suffolk Coastal Core Strategy	
SP3: New Homes	Policy MAR5 seeks to ensure that the identified types and mix of housing required in the parish are delivered.
SP5: Employment land	Policy MAR19 seeks to support B-class employment development on the industrial area identified as General Employment Areas. Policy MAR20 sets out the criteria against which employment re-uses of the site and buildings in Sandy Lane would need to meet.
SP9: Retail Centres	Policy MAR18 supports the provision and retention of retail in Martlesham Heath Retail Park where it is not to the detriment of nearby centres.
SP10: A14 & A12	Policy MAR14 supports improvements to the A12, for instance additional pedestrian crossing points, to improve safety.
SP11: Accessibility	Policy MAR14 seek to improve access for pedestrians and cyclists, including disabled access Policy MAR15 seeks to improve access to and within Martlesham Heath Retail Park
SP12: Climate change	Policy MAR12 seeks to encourage local food growing
SP14: Biodiversity and Geodiversity	Policy MAR2 seeks to protect the areas identified on the Proposals Map from development
SP15: Landscape and Townscape	Policy MAR2 seeks to protect the areas identified on the Proposals Map from development Policy MAR3 seeks to ensure that new or redevelopment contributes positively to the character of Martlesham Heath Policy MAR4 seeks to ensure that new housing is in keeping with the existing local context Policy MAR6 seeks to ensure that proposals relating to residential boats do not have a harmful impact on the environment Policy MAR7 seeks to safeguard local gaps between settlements from development, where development would lead to the erosion of the individual identities of those settlements Policy MAR8 seeks to protect Special Landscape Areas
SP16: Sport and Play	Policy MAR9 seeks to ensure the adequate provision and accessibility of existing and new community facilities Policy MAR10 seeks to provide more leisure facilities which are well-link to pedestrian and cycle

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Local Plan Policy	MNP policy
	<p>routes</p> <p>Policy MAR11 seeks to provide additional or improved facilities for children and youth</p> <p>Policy MAR12 seeks to provide allotment space and opportunities for community growing</p>
SP17: Green Space	<p>Policy MAR2 seeks to protect the areas identified on the Proposals Map from development</p> <p>Policy MAR9 seeks to ensure the adequate provision and accessibility of existing and new community facilities</p>
SP18: Infrastructure	<p>Policy MAR9 seeks to ensure the adequate provision and accessibility of existing and new community facilities</p> <p>Policy MAR10 seeks to provide more leisure facilities which are well-link to pedestrian and cycle routes</p> <p>Policy MAR21 seeks to ensure that new development is connected to the superfast broadband network</p>
SP20: Eastern Ipswich Plan Area	All of the policies contribute towards addressing the strategic policy framework for Martlesham Heath, as a Major Centre, as far as it has a role in addressing the requirements of Policy SP20.
SP27: Key and Local Service Centres	All of the policies contribute towards addressing the strategic policy framework for Martlesham Village, as a Key Service Centre, as far as it has a role in addressing the requirements of Policy SP27.
Saved Policy AP51: General Employment Areas	Policy MAR19 seeks to support B-class employment development on the industrial area identified as General Employment Areas.
Saved Policy AP212: Ipswich Fringe: Open character of land between settlements	Policy MAR7 seeks to safeguard local gaps between settlements from development, where development would lead to the erosion of the individual identities of those settlements
Saved Policy AP213: Sandy Lane, Martlesham	Policy MAR20 sets out the criteria against which employment re-uses of the site and buildings in Sandy Lane would need to meet.
Saved Policy AP216: Martlesham Heath Industrial Estate	Policy MAR19 seeks to support B-class employment development on the industrial area identified as General Employment Areas.
DM2: Affordable Housing on Residential Sites	Policy MAR5 seeks to ensure that the identified types and mix of housing required in the parish are delivered.

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Local Plan Policy	MNP policy
DM3: Housing in the countryside	Policy MAR1 establishes the physical limits boundary of the settlements and what uses are suitable outside the boundary
DM4: Housing in clusters in the countryside	Policy MAR8 seeks to protect Special Landscape Areas
DM10: Protection of employment uses DM12: Expansion and Intensification of Employment Sites	Policy MAR19 seeks to support B-class employment development on sites identified as General Employment Areas. Policy MAR20 sets out the criteria against which employment re-uses of the site and buildings in Sandy Lane would need to meet.
DM13: Conversion and Re-use of Redundant Buildings in the Countryside DM15: Agricultural Buildings and Structures	Policy MAR8 seeks to protect Special Landscape Areas Policy MAR1 establishes the physical limits boundary of the settlements and what uses are suitable outside the boundary Policy MAR20 sets out the criteria against which employment re-uses of the site and buildings in Sandy Lane would need to meet.
DM19: Parking standards	Policy MAR16 sets parking standards Policy MAR17 seeks to ensure adequate off-street parking is provided at Martlesham Heath Business and Retail Park
DM21: Design: Aesthetics	Policy MAR2 seeks to protect the areas identified on the Proposals Map from development Policy MAR3 seeks to ensure that new or redevelopment contributes positively to the character of Martlesham Heath Policy MAR4 seeks to ensure that new housing is in keeping with the existing local context Policy MAR7 seeks to safeguard local gaps between settlements from development, where development would lead to the erosion of the individual identities of those settlements Policy MAR8 seeks to protect Special Landscape Areas
DM22: Design: Function DM23: Residential Amenity	Policy MAR4 seeks to ensure good residential design and amenity
DM27: Biodiversity and Geodiversity	Policy MAR2 seeks to protect the areas identified on the Proposals Map from development Policy MAR8 seeks to protect Special Landscape Areas
DM30: Key facilities	Policy MAR9 seeks to ensure the adequate provision and accessibility of existing and new

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Local Plan Policy	MNP policy
	community facilities
DM32: Sport and Play	<p>Policy MAR9 seeks to ensure the adequate provision and accessibility of existing and new community facilities</p> <p>Policy MAR10 seeks to provide more leisure facilities which are well-link to pedestrian and cycle routes</p> <p>Policy MAR11 seeks to provide additional or improved facilities for children and youth</p> <p>Policy MAR12 seeks to provide allotment space and opportunities for community growing</p>
DM33: Allotments	Policy MAR12 seeks to encourage allotments and local food growing
Site Allocations and Area Specific Policies Development Plan Document	
SSP2: Physical limits boundaries	Policy MAR1 establishes the physical limits boundary of the settlements and what uses are suitable outside the boundary
SSP38: Special Landscape Areas	Policy MAR8 seeks to protect Special Landscape Areas
SSP39: Areas to be protected from development	Policy MAR2 seeks to protect the areas identified on the Proposals Map from development

5 DOES NOT BREACH, AND IS COMPATIBLE WITH, EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS

- 5.1 The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 In November 2016 the Martlesham Neighbourhood Plan Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) and an Appropriate Assessment under the EU Habitats Regulations of the draft MNP. In April 2017, Suffolk Coastal District Council formally stated that neither an SEA nor an HRA was required. The formal opinion is appended separately as part of the evidence base.

6 CONCLUSION

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Martlesham Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Martlesham Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.