

# Wenhaston with Mells Hamlet Parish Council

## Neighbourhood Development Plan



**Statement of Basic Conditions**

**March 2017**

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## ABSTRACT

Wenhaston with Mells Hamlet Parish Council has undertaken the process of producing a Neighbourhood Development Plan, as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mells from 2015 to 2030 in accordance with the majority views of the residents of the area.

Our Neighbourhood Plan contains the Policies and Strategies that will help to realise the Community's vision for Wenhaston with Mells Parish and address key issues that have been raised during the extensive engagement undertaken with the community and identified through the plan making process.

The Policies are the essential land use components of our Plan and the Strategies represent community aspirations that the Parish Council and other stakeholders should endeavour to address. They are based on sound analysis and a strong evidence base. They align with the National Planning Policy Framework, National Planning Guidance and the strategic planning context set by Suffolk Coastal District Council. They will contribute towards sustainable development and are compatible with EU regulations.

Once the Plan is made (adopted) by Suffolk Coastal District Council, the Policies will become part of the Development Plan for the area and a statutory consideration in determining all planning applications.

Strategies form part of the Neighbourhood Development Plan. They are activities identified in the feedback from the community and these will be managed by the Parish Council over the Plan period.

When the Plan is approved, the Parish Council will consider a priority list for the Strategies. Following this, each Strategy will be scheduled to be considered by the relevant Standing Committee, where appropriate, if not by the Full Council.

Our plan covers the following topic areas:

- Residential Development Management
- Tourism, Business and Employment
- Transport and Traffic
- Infrastructure and Telecommunications
- Environment and Landscape
- Conservation and Heritage
- Drainage, Flood Risk and Energy

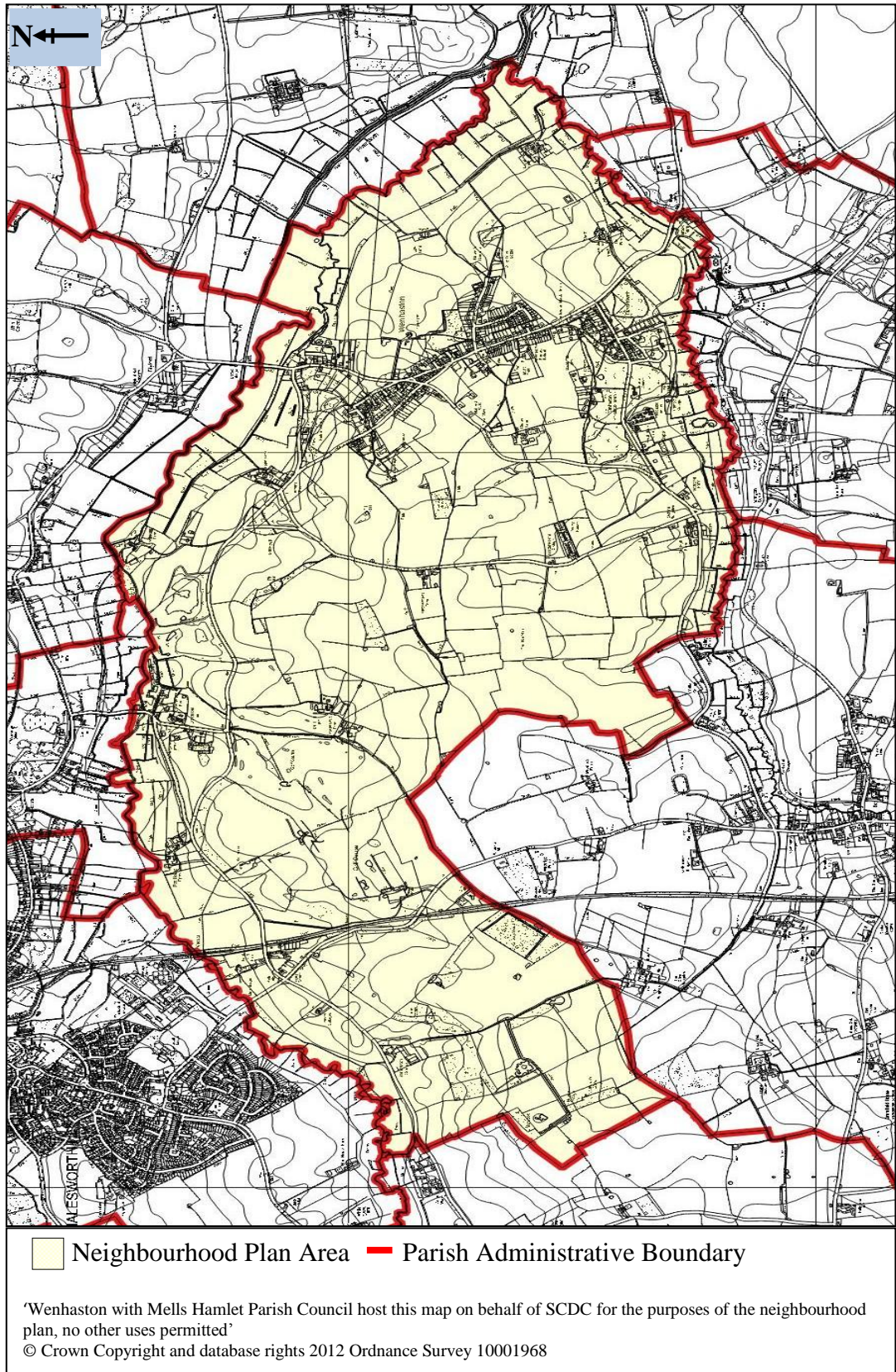
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Document Revision History		
Version	Changes	Date
Draft V1	Review	14 March 2017
Draft V2	Typographical errors corrected	16 March 2017
Issue 1	Document raised to Issue 1	17 March 2017
Rev 1	Addition of comments from SCDC Para 1.3, 4.7, 5.1, 6.1, 7.1, 8.1, 8.2, 8.3, and 9.3	6 July 2017





**Map of Wenhaston with Mells Neighbourhood Plan Area**

## **1. Introduction**

- 1.1 This Basic Conditions Statement sets out how the Wenhaston with Mellis Hamlet Neighbourhood Plan (hereafter called The Plan) has been prepared in accordance with The Neighbourhood Planning General Regulations 2012 and meets the statutory requirements set out in paragraph 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and basic conditions as set out in paragraph 8(2).
- 1.2 The Statement addresses each of the seven ‘basic conditions’ required by the Regulations and explains how the submitted Plan meets the requirements of these conditions. These conditions are:
  - a. having regard to national policies and advice contained in guidance issued by the Secretary of State.
  - b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.
  - c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
  - d. the making of the Neighbourhood Plan contributes to the achievement of sustainable development,
  - e. the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan for Suffolk Coastal District Council (the local authority).
  - f. the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
  - g. Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Plan.
- 1.3 This Plan is submitted together with this Basic Conditions Statement, a Consultation Statement and a Strategic Environmental Assessment (SEA) Screening Report.

## **2. Vision and Objectives**

- 2.1 The Vision Statement as set out in The Plan:

The Neighbourhood Plan will have at its core the ambition to enhance the lives of residents by protecting the rural identity of the



Parish of Wenhaston with Mells Hamlet, its scenic beauty, the balance of built and natural landscape, tranquillity and safety.

In Wenhaston it will support community infrastructure, provide sufficient housing stock to meet the requirements generated by local needs and promote sustainable development. This will ensure a continued vibrant, safe and supportive village community.

## 2.2 The Objectives as set out in The Plan

### a.Environment.

- a1. To protect and enhance wildlife habitats.
- a2. To protect and enhance the Wenhaston commons and footpath network.
- a3. Encourage the reduction of the risk of flooding.

### b.Development

- b1. To protect the AONB from significant development.
- b2. To limit new housing to within the physical limits boundary.
- b3. To limit new housing to that appropriate in tenure, size, design and in a quantity appropriate to local need in line with National and District policy.
- b4. To promote appropriate small business.

### c.Amenities and Facilities.

- c1. To protect and enhance village amenities and public facilities and services including Broadband, the Playing Field and equipment, the Churches, the Post Office, the Village Hall and the Public House.
- c2. Identify and promote measures to improve road safety and improve public transport.

### d.Character, History and Heritage

- d1. To protect and enhance buildings, spaces and views important to the character of the Parish, both within and outside the physical limits for the benefit of residents and visitors and education of future generations

### 3. Meeting the Legal Requirements of Schedule 4b of The Town and Country Planning Act 1990 as Applicable to this Parish.

Section 38A	
Paragraph	How the Condition was met
1)	The Parish Council is a qualifying body for the purpose of making a Neighbourhood Development Plan. The whole parish was designated as a Neighbourhood Area on April 2 <sup>nd</sup> 2015.
2)	When made, the Neighbourhood Development Plan will guide development in the designated area.
Section 38B	
1)	This Plan covers the designated area only and for the period until 2030 and does not include any excluded development.
2)	It is the only Plan for this designated area
3)	In this Plan, Policies take priority over any other conflicting statements

### 4. Meeting the Basic Conditions as set out in Paragraph 8(2a)

- 4.1 Condition 2(a). Having regard to national policies and advice contained in guidance issued by the Secretary of State. Wenhaston with Mells Hamlet is a small rural parish and is mostly countryside and protected landscapes. The most relevant aspects of the National Planning Policy Framework (NPPF) are those sections that apply to such areas and these are as set out below.

NPPF Paragraph	Neighbourhood Plan (NP)
9 – 22	The Plan meets these goals by managing sustainable development within physical limits whilst preserving and enhancing the natural and protected environment and achieving a net gain for biodiversity and natural and historic assets. (See also 4.2 below) NP Policies 1, 2, 6, 7, 8, 9,
28 – 35	The Plan supports a prosperous and appropriate rural economy and promotes sustainable transport. NP Policies 2,
69 – 78	The Plan promotes a healthy and vibrant community with ideas of how this could be enhanced. NP Policy 2
109 – 125	The Plan contains detailed policies for conserving and enhancing the natural environment not just in the Area of Outstanding Natural Beauty (AONB) and Special Landscape Areas, but also in the parish as a whole. NP Policies 1, 6, 7, 8, 9,
126 – 141	The Plan cherishes the historic environment and contains policies to protect and enhance it. NP Policies 10, 11, 12.
183 – 185	This Plan has gone to great lengths to provide a whole community vision for the future development of the parish, with the right types of development in the right places. Development in parish over the Plan period will far exceed that required by the Local Plan. NP Policy 1

- 4.2 Contributing Towards Sustainable Development. 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.’

- 4.3 The strategic objectives of The Plan comprise a balance of social, economic and environmental goals.
- 4.4 The social goals are to maintain a vibrant and thriving community within Wenhaston, recognising that the community and its needs may change over time. This it seeks to achieve by providing improved transport links without using a car, improved community infrastructure and a regard to conserving and enhancing the built and natural environment.
- 4.5 The economic goals are to retain the existing (self) employment, agriculture and tourist base within the parish and to encourage where appropriate farm diversification and ensure that communications infrastructure, in the form of broadband, is in place.
- 4.6 The environmental goals are to protect the environment and ensure that development recognises this in its design, landscaping and access. This it seeks to achieve through its policies on design, density and biodiversity.
- 4.7 The Plan has been subject to a Strategic Environmental Assessment (SEA) of its environmental effects. The assessment demonstrates that the Plan will not have any significant environmental impacts; rather its policies will deliver a positive environmental outcome.

## **5. Meeting the Basic Conditions as set out in Paragraph 8(2b)**

- 5.1 Condition 2(b): Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses. The Plan detail listed buildings, areas of special village character and non-designated heritage assets and has set policies for their protection and enhancement. (See Policies P1, 8, 10 and 12).

## **6. Meeting the Basic Conditions as set out in Paragraph 8(2c)**

- 6.1 Condition 2(c): Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area. Being a rural parish with large areas of protected or vulnerable landscape including an AONB and Special Landscape Areas, the Plan goes to great lengths to ensure that these environments are conserved and enhanced for future generations to enjoy. This is achieved by a number of environmental policies. (See Policies P6, 7, 8, and 9).

## **7. Meeting the Basic Conditions as set out in Paragraph 8(2d)**

- 7.1 Condition 2(d): The making of the Neighbourhood Plan contributes to the achievement of sustainable development. The Plan meets these goals by managing sustainable development within physical limits whilst preserving and enhancing the natural and protected environment and achieving a net gain for biodiversity and natural and historic assets. See also Section 4 above. (See Policies P1, 4, 6, 7, 8, 9 and 10).

## **8. Meeting the Basic Conditions as set out in Paragraph 8(2e)**

- 8.1 Condition 2(e): The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan for Suffolk Coastal District Council (the local authority). The Plan has used Suffolk Coastal District Councils Local Plan as a framework for guiding its policies and conforms with them throughout. (See Paragraphs 3.4 and 3.5).
- 8.2 In the Local Plan settlement hierarchy, Wenhaston Village is classified as a Local Service Centre and the rest of the parish as Countryside. The Local Plan policy here is to permit housing development within defined physical limits or where there is proven local support and in the form of small allocations. Outside these physical limits the Local Plan policy is to limit development to that which of necessity requires to be located there. The Neighbourhood Plan reflects these policies exactly. (See Policy P1).
- 8.3 The parish has already more than doubled its housing allocation for the plan period and policies for development reflect a modest growth by infill within the boundary. (See Paragraphs 3.19 and 3.20).

## **9. Meeting the Basic Conditions as set out in Paragraph 8(2f)**

- 9.1 Condition 2(f): The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- 9.2 The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act.
- 9.3 The Plan has been subjected to a formal screening regarding the need for a Strategic Environmental Assessment (SEA). This screening showed that an SEA was not required.

## 10. Meeting the Basic Conditions as set out in Paragraph 8(2g)

10.1 Prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Plan. It is believed that all the prescribed conditions have been met and all the prescribed matters have been complied with.

Objective	Wenhaston with Mells Neighbourhood Plan	National (NPPF)	Local (SCDC Local Plan)
1a	P7, P9	Para 109 - 125	DM21, DM27
1b	P5, P6, P8, S10	Para 109 - 125	SP17 DM27
1c	P13 S13	Para 99 - 104	SP12, DM28
2a	P1, P8	Para 115-6	SP1,SP15, DM3, DM4 AP28
2b	P1		SP19, SP27, DM3, AP28
2c	P1, P10, P11, P12 S12		SP3, SP19, SP27, DM21
2d	P2 S1	Para 28	SP7
3a	P2, P3, P4, P5 S1, S3, S4, S5, S6, S7, S8, S9,	Para 28	SP1,SP12, SP16, SP27, DM26, DM32
3b	S2	Para 35	SP11, SP18, DM20
4a	P8, P9, P10, P11, P12 S11, S12	Para 126 - 141	SP17, DM21

## 11. Conclusions

The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act (as amended) 1990 are considered to be met by The Plan and all the policies therein. As such, it is believed that it complies with Paragraph 8(1)(a) of Schedule 4B of the Act.