

Aldringham cum Thorpe Neighbourhood Plan **Basic Conditions Statement**

To accompany the Aldringham cum Thorpe Neighbourhood Plan
submission version, for examination

March 2025

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1 Introduction

- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case East Suffolk Council), it is a requirement that the Neighbourhood Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement'. Only a Neighbourhood Plan which meets each of the basic conditions can be put to referendum and if successful, be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by East Suffolk Council and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

2 Legal requirements

Legal Requirements: The Aldringham cum Thorpe Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c) (as amended).

Qualifying Body: The Aldringham cum Thorpe Neighbourhood Development Plan is being submitted by a qualifying body – Aldringham cum Thorpe Parish Council. Aldringham cum Thorpe Parish Council was confirmed as a qualifying body by Suffolk Coastal District Council on 5th May 2016, when the Neighbourhood Plan Area was designated.

A Neighbourhood Development Plan: The Aldringham cum Thorpe Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The time period covered: The Aldringham cum Thorpe Neighbourhood Development Plan states the time-period for which it is to have effect (from 2018-2036) a period of 18 years.

Excluded Development: The Aldringham cum Thorpe Neighbourhood Development Plan policies do not relate to excluded development. The Aldringham cum Thorpe Neighbourhood Development Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Area of the Neighbourhood Plan: The Aldringham cum Thorpe Neighbourhood Development Plan relates to the Aldringham cum Thorpe Parish Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

3 Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011 and paragraph 102 (1) of the Levelling Up and Regeneration Act 2023) sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

3.2 A draft Plan meets the basic conditions if:

- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see Section 4 below).
- (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, it is appropriate to make the order (applies in relation to a Listed Building only) insofar as the order grants planning permission for development that affects the building or its setting (not applicable in respect of the Aldringham cum Thorpe Neighbourhood Plan).
- (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of Aldringham cum Thorpe Neighbourhood Development Plan).
- (d) The making of the Plan contributes to the achievement of sustainable development (see Section 5 below).
- (e) The making of the 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). (see Section 4 below).

Note: The Levelling up and Regeneration Act 2023, introduces a replacement Basic Condition to replace (e) above as follows, which is yet to be formally enacted but nevertheless has been considered by this statement:

e) *(a) the making of the order/Plan would not have the effect of preventing development from taking place which*
(i) is proposed in the development plan for the area of the authority (or any part of that area), and
(ii) if it took place, would provide housing

(f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see Section 6 below) and,

(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 (see Section 7 below).

3.3 Where applicable each of these basic conditions is addressed in the following sections. For clarification it should be noted that b) and c) above are not applicable to the Aldringham cum Thorpe Neighbourhood Development Plan and refer to 'Neighbourhood Orders' only.

4 Compliance with Basic Conditions (a) and (e)

4.1 The following tables provide an appraisal of the extent to which the Aldringham cum Thorpe Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.

4.2 The Neighbourhood Plan policies were drafted to be in conformity with the National Planning Policy Framework published in December 2023 and updated in December 2024. **Table A** below assesses the degree of regard that the Neighbourhood Development Plan policies have had to NPPF 2043 (**Column B**).

4.3 The strategic policies for the area are contained in the East Suffolk Council – Suffolk Coastal Local Plan (SCLP) which was adopted in September 2020 and has a plan period up to 2036. The Neighbourhood Plan has been assessed against the relevant policies in the Local Plan (**Column C**). A formal review of the Adopted Local Plan has not yet begun.

4.6 In summary, it is the view of the Aldringham cum Thorpe Parish Council (as the relevant Qualifying Body) that the appraisal demonstrates that

the Aldringham cum Thorpe Neighbourhood Development Plan has had appropriate regard to, and is in general conformity with, both national and strategic policy.

Adopted Policy Documents – Table A

<p>Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy</p>	<p>Column B NPPF 2024</p>	<p>Column C East Suffolk Council – Suffolk Coastal Local Plan 2020</p>
<p>ACT1: Scale and location of new housing development</p>	<p>This policy is consistent with NPPF paragraph 30 which advises that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine them.</p> <p>Policy ACT1 acknowledges that development will continue to take place in the parish in the form of infill/windfall development inside the settlement boundary for Thorpeness and some limited development outside of it provided that proposals are compliant with specific national and local policies regarding exceptions.</p> <p>The policy provides local guidance and criteria on where development would be acceptable.</p>	<p>This policy is consistent with Policy SCLP3.3 of the Adopted Local Plan by ensuring new development will be focused within the settlement boundary and will only be allowed outside that area where particular circumstances set out in the NPPF or the Local Plan are met.</p> <p>The adopted Local Plan (2020) identifies an existing Local Plan allocation for 40 dwellings in Aldringham. This development has now been completed and is occupied.. The policy allows for additional 'windfall' development during the Neighbourhood Plan period.</p>
<p>ACT2: Housing Mix</p>	<p>This policy reflects NPPF para 63, which advises that planning policies should reflect the needs</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP5.8 Housing</p>

<p>Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy</p>	<p>Column B NPPF 2024</p>	<p>Column C East Suffolk Council – Suffolk Coastal Local Plan 2020</p>
	<p>of “those who require affordable housing (including social rent) , families with children, looked after children, older people (including those who require retirement housing, housing with care and care homes) students, people with disabilities, service families, travellers, people ,who rent their homes and people wishing to commission or build their own homes”.</p> <p>The policy is based on consultation, carried out with local residents and the Housing Needs Assessment carried out by AECOM. The policy seeks to create a mix of housing sizes and self-build housing.</p>	<p>Mix which set out the preferred housing mix for the district as a whole This includes a focus on smaller properties (1-2 bedrooms), accessible housing and housing for older people.</p> <p>Policy ACT2 provides support for a range of dwelling sizes and types.</p>

<p>Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy</p>	<p>Column B NPPF 2024</p>	<p>Column C East Suffolk Council – Suffolk Coastal Local Plan 2020</p>
<p>ACT3: Principal Residence</p>	<p>There is no specific reference in the NPPF, to principal residence housing. However paragraph 82 of the NPPF indicates that planning policies and decisions should be responsive to local circumstances and support housing developments which reflect local needs. The NPPF recognises the importance of supporting the retention of local services and facilities and locating housing where it will enhance and maintain the vitality of rural communities.</p> <p>Policy ACT3 has been developed as a response to a specific set of local circumstances which were identified through consultation and the Housing Needs Assessment. The policy applies a principal residence policy to Thorpeness due to the concerns over the number of second homes in the village and the consequent impacts on local services and facilities and on the local housing market.</p>	<p>The Adopted Local Plan recognises at paragraph 12.373 that the District has a high number of second homes when compared to surrounding Districts . A key part of the strategy for the Local Plan is around sustaining and supporting rural communities and the importance of retaining local services and facilities.</p> <p>Policy ACT3 applies a principal residence policy to Thorpeness due to the concerns over the number of existing second homes and holiday lets in the village and the consequent impacts on local services and facilities.</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
ACT4: Mitigating the impacts of large scale energy projects	There is no specific reference in the NPPF to matters covered by this policy aside from the general principle to ensure that where development would result on adverse impacts on the environment (landscape or biodiversity) that these adverse impact should be mitigated.	This policy is in general conformity with Adopted Local Plan Policy SCLP3.4 Proposals for Major Energy Infrastructure Projects which requires the impacts arising from such projects to be suitably mitigated.
ACT5: Landscape Character and Important Views	<p>This policy reflects NPPF paragraph 187 b) which recognises the intrinsic character and beauty of the countryside.</p> <p>The policy identifies 5 important public views that it is considered should be protected from development that would have an adverse impact upon the identified view. Justification for the identified views is included in the supporting text to the policy.</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP10.4 Landscape Character which seeks to ensure that development proposals are shaped by the landscape character.</p> <p>Policy ACT5 adds a local dimension and seeks to ensure that wherever possible that there is no detrimental impact on the identified important public views.</p>
ACT6: Biodiversity	This policy is consistent with paragraph 187 (d) of the NPPF which requires planning policies to minimise impacts on and provide net gains for biodiversity. In addition, paragraph 192 (b) of	This policy is in general conformity with Adopted Local Plan Policy SCLP10.1 Biodiversity and Geodiversity which supports development that maintains, restores, or enhances the existing green infrastructure

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	<p>the NPPF refers to the pursuit of opportunities for measurable biodiversity net gains.</p> <p>Policy ACT6 provides support for biodiversity net gain in new developments in accordance including the creation of new habitats, the repair and connection of existing networks, together with encouragement for tree planting and for the inclusion of wildlife friendly measures in new developments.</p>	<p>network and positively contributes towards biodiversity and/or geodiversity. The policy is also in conformity with Policy SCLP12.28 criterion e) which seeks enhancements to networks of green infrastructure and h) which seeks to protect and enhance the natural environment.</p> <p>Policy ACT6 has been prepared in the context of the Environment Act 2021 and seeks to protect and enhance existing ecological networks and wildlife corridors and supports proposals that provide a net gain in biodiversity</p>
ACT7: Coastal Protection	<p>This policy is consistent with NPPF paragraph 184 which seeks to reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast.</p> <p>Policy ACT7 provides some specific localised detail.</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP9.4 Coastal Change Management area which seeks to limit new development in the coastal change management area.</p> <p>Policy ACT7 similarly seeks to reduce risks from new development.</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
ACT8: Drainage and surface water flooding	<p>The policy is consistent with NPPF paragraph 170 which encourages development to be directed away from areas of Flood risk and should not increase Flood risk elsewhere.</p> <p>Policy ACT8 identifies specific areas in the parish which are prone to localised flooding. The policy requires new developments to protect against flooding and pollution and also to provide biodiversity benefits.</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP9.6 Sustainable Drainage Systems which encourages the use of SUDs.</p>
ACT9: Thorpeness Heritage Centre	<p>This is a localised policy which expresses support for the enhancement or extension of Thorpeness Heritage Centre. There is no specific reference in the NPPF.</p>	<p>This is a localised policy which expresses support for the enhancement or extension of Thorpeness Heritage Centre. There is no specific reference in the NPPF.</p>
ACT10: Heritage Protection and Non-Designated Heritage Assets	<p>This policy reflects NPPF paragraphs 202 to 221 which seek to conserve and enhance the historic environment. This policy reflects NPPF paragraph 216 which outlines the approach to assessing the impact of applications on non-designated heritage assets. “In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP11.3 Historic Environment, SCLP11.4 Listed Buildings and SCLP11.5 Conservation Areas which seeks to ensure where possible that development makes a positive contribution to the historic environment. This policy is in general conformity with Adopted Local Plan Policy</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	<p>judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”</p> <p>Policy ACT10 covers designated heritage assets such as listed buildings and the Conservation Area and also identifies 24 Non Designated Heritage Assets in the parish . This policy is consistent with paragraph 204 which recognises the importance of Conservation Areas as having special architectural and historic interest.</p>	<p>SCLP11.6 Non-Designated Heritage Assets which sets out the criteria for dealing with applications that affect Non-Designated Heritage Assets.</p> <p>Policy ACT10 provides a more localised dimension and relates this general principle to the Listed Buildings and Conservation Area of Thorpeness where it provides some specific guidance for applications affecting heritage assets. Policy ACT10 provides a local dimension and identifies 24 potential Non-Designated Heritage Assets which have been assessed using the Historic England and East Suffolk guidance.</p>
ACT11: Design	<p>This policy reflects NPPF Section 12 which indicates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to planning.</p> <p>Policy ACT11 is supported by the Design Guidance and Codes document which is</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP11.1 Design Quality which supports locally distinctive and high-quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	<p>consistent with the emphasis in NPPF paragraphs 133 and 134. The policy seeks to ensure that all new development should reflect the parish's local distinctiveness and character and seek to enhance its quality.</p> <p>The Aldringham Cum Thorpe Design Guidance and Codes which supports the policy contains clear guidance on a range of design elements which are reflected in the policy.</p>	<p>features through innovative and creative means.</p> <p>Policy ACT11 requires that all new development reflects the local distinctiveness and rural character of the Neighbourhood Plan area.</p> <p>The policy is supported by the Aldringham cum Thorpe Design Guidance and Codes produced by AECOM.</p>
ACT12: Accessibility and Connectivity	<p>This policy is consistent with paragraph 109 (e) of the NPPF which promotes opportunities for walking and cycling and is consistent with paragraph 96 (c) of the NPPF which supports healthy lifestyles through encouraging walking and cycling.</p> <p>Policy ACT12 seeks to improve the health and wellbeing of residents through the provision of safe and attractive pedestrian and cycle routes.</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP7.1 Sustainable Transport which requires new development to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services, and facilities and provides safe pedestrian and cycle access to services and facilities.</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	<p>Policy UFF13 protects existing public rights of way unless they are to be unavoidably lost and requires alternatives where this occurs. The policy also sets out the criteria for enhancing rights of way.</p> <p>The policy adds a local dimension by identifying a specific route in the parish which would contribute to improved connectivity.</p>	<p>Policy ACT12 specifically refers to the need for new developments to contribute to the health and wellbeing of residents by increasing levels of walking and cycling and to the provision of safe and attractive pedestrian and cycle routes and crossings.</p> <p>This policy is in general conformity with Adopted Local Plan Policy SCLP7.1 criterion f) which seeks to ensure that development is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network.</p>
ACT13: Public car parking	There is no specific reference in the NPPF to public car parks.	There is no specific reference to public car parking in the adopted Local Plan.
ACT14: Leisure and recreational facilities	This policy seeks to retain existing community facilities is consistent with criterion c of paragraph 97 which urges planning policies to “guard against the unnecessary loss of valued facilities and services, particularly where this	There is no specific corresponding policy in the Adopted Local Plan that supports new leisure and recreation facilities in general terms.

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	<p>would reduce the community's ability to meet its day-to-day needs".</p> <p>Policy ACT14 provides support for the provision of new or improved leisure and recreation facilities such as play areas, sports pitches and outdoor meeting places.</p>	<p>Policy ACT14 identifies the leisure and recreation facilities considered to be necessary for the parish which would be covered by Adopted Local Plan Policy SCLP8.1 Community Assets and Facilities which seeks to resist the loss of valued community facilities and assets subject to criteria governing viability and replacement facilities. In addition Policies SCLP8.2 covers specific matters relating to open space.</p>
ACT15: Community facilities	<p>This policy seeks to retain existing community facilities is consistent with criterion c of paragraph 99c which urges planning policies to "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs".</p> <p>Policy ACT15 seeks to retain the existing community facilities within the parish and provides support for new facilities identified through public consultation such as a</p>	<p>There is no specific corresponding policy in the Adopted Local Plan that supports new community facilities in general terms. However Policy ACT15 identifies the services and facilities that exist in the village which would be covered by Adopted Local Plan Policy SCLP8.1 Community Assets and Facilities which seeks to resist the loss of valued community facilities and assets subject to criteria governing viability and replacement facilities.</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	Community Hall in Aldringham and play space in Thorpeness.	
ACT16: Local Green Spaces	<p>This policy reflects NPPF paras 106-108 which advocate “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.</p> <p>The 14 spaces proposed for protection by Policy ACT16 have been assessed against the criteria in the NPPF paragraph 107.</p>	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP8.2 Open Space which seeks to safeguard existing open space and enables Neighbourhood Plans to identify Local Green Spaces.</p> <p>Policy ACT16 identifies 14 proposed Local Green Spaces which have been assessed against the criteria in the NPPF</p>
ACT17: Business and employment development	This policy is consistent with NPPF paragraph 85 which encourages planning policies to create the conditions in which businesses can invest expand and adapt and paragraph 88c) which enables sustainable rural tourism and leisure developments which respect the character of the countryside.	<p>This policy is in general conformity with Adopted Local Plan Policy SCLP4.1 Existing Employment Areas which supports new development for employment uses in certain locations</p> <p>Policy ACT17 encourages the creation of new businesses and the expansion of existing businesses such as the Thorpeness Golf Club</p>

Column A The Aldringham cum Thorpe Neighbourhood Development Plan Policy	Column B NPPF 2024	Column C East Suffolk Council – Suffolk Coastal Local Plan 2020
	Policy ACT17 encourages the creation of new businesses and the expansion of existing businesses subject to criteria governing impacts. The policy provides specific support for the Thorpeness Golf Club and Hotel subject to criteria.	and Hotel subject to criteria governing impacts.

Compliance with new Basic Condition e) a) i) and ii)

4.8 The Levelling Up and Regeneration Act introduced a replacement Basic Condition:

- e) a) the making of the order/Plan would not have the effect of preventing development from taking place which:
 - (i) is proposed in the development plan for the area of the authority (or any part of that area), and
 - (ii) if it took place, would provide housing.

4.9 The Adopted Local Plan (2020) identified an existing Local Plan allocation for 40 dwellings in Aldringham. This development has now been completed and is occupied. Policy ACT1 of the Neighbourhood Plan allows for additional 'windfall' development during the Neighbourhood Plan period within the settlement boundary of Thorpeness with areas outside of the settlement boundary classed as countryside in accordance with Adopted Local Plan policies. Given the environmental sensitivity of the parish with much of it falling within the Heritage Coast, the Suffolk Coast and Heaths National Landscape, or Sites of Special Scientific Interest and the levels of coastal erosion and flood risk prevalent in the parish, the scope for new development is limited.

4.10 In order to be compliant with the new Basic Condition, the policies of the Aldringham cum Thorpe Neighbourhood Plan should not prevent any housing identified in the strategic planning policies from coming forward. Given that the figure contained in the Adopted Local Plan had already been committed and is now constructed and occupied, this additional Basic Condition is satisfied.

5. Compliance with Basic Condition d)

- 5.1 The NPPF 2024 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.¹ The appraisal of the Aldringham cum Thorpe Neighbourhood Development Plan policies against NPPF policies presented above, demonstrates how policies in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2. The NPPF states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

Economic, social, and environmental objectives

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Aldringham cum Thorpe Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below. Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g. **ACT11 Design** which contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart. The embedded theme of sustainability is reflected in the overarching vision for the plan, which reflects the three distinct strands of sustainability – economic, environmental, and social.

¹ Resolution 42/187 of the United Nations General Assembly.

Vision

At the end of this Neighbourhood Plan period, the parish of Aldringham cum Thorpe will be a place:

- perceived by residents and visitors as an inclusive, great place to live, work, play and raise families; where health, transport, social, sporting facilities are available to and readily accessible by all
- that is an exemplar of careful husbandry of natural habitats, where the existing recreational access and use of both land and water resources is appropriately managed ensuring that the indigenous and visiting wildlife can thrive
- which manages and maintains its shoreline defences and inland waterways in relation to risks of climate change, sea-level rise erosion and flooding in a manner that protects its heritage and sustains its economic and social vitality
- where the community looks after its heritage, invites, entertains, educates and involves people from local and regional communities and from more widely dispersed parts of the country, and in so doing makes a special contribution to the cultural and communal identity of Suffolk
- where the recreational enjoyment of the Suffolk coastline, including its beaches, shingle foreshores, inland waterways, marshes, wetlands, heaths and Sandlings is responsibly managed.

5.6 This table below helps to demonstrate the Neighbourhood Plan's comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
<p>NPPF 2024 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</p>	<p>Objective 1: To ensure that new development, including new housing is appropriate in size and scale to the established character of the parish and meets the existing and future needs of those who live and work within it.</p> <p>Objective 5: To encourage the provision of appropriate visitor facilities at key destinations, consistent with the protection and conservation of the environment, to facilitate responsible enjoyment, recreation, research, education, involvement, and communication.</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
co-ordinating the provision of infrastructure.	<p>Objective 12: To encourage the development of small scale businesses e.g., shops that serve both visitors and the community.</p> <p>ACT9: Thorpeness Heritage Centre. This policy provides in principle support for the enhancement, extension or development of the Thorpeness Heritage centre which is a key visitor attraction and part of the parish's tourism offer.</p> <p>ACT13: Public car parking. This policy provides in principle support for safe and accessible new public car parking provision subject to criteria.</p> <p>ACT17: Business and employment development. This policy provides in principle support for the expansion of existing businesses in the parish subject to criteria governing their impacts. It also provides specific support for proposals which would result in the enhancement or redevelopment or extension of the existing Hotel and Golf Club in Thorpeness.</p>
<p>NNPF 2024</p> <p>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,</p>	<p>Objective 1: To ensure that new development, including new housing is appropriate in size and scale to the established character of the parish and meets the existing and future needs of those who live and work within it.</p> <p>Objective 4: To encourage public and private initiatives to maintain sustainable land use and protect residents and properties from flooding, along the shoreline and low-lying inland areas, consistent with the existing Shoreline Management Plan.</p> <p>Objective 5: To encourage the provision of appropriate visitor facilities at key destinations, consistent with the protection and conservation of the environment, to facilitate</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
social and cultural well-being; and	<p>responsible enjoyment, recreation, research, education, involvement, and communication.</p> <p>Objective 7: To maintain a high-quality level of design and ensure that new development celebrates, respects and enhances the established character and distinctive architecture of all parts of the parish.</p> <p>Objective 9: To support the continuity and enhancement of the parish's existing cultural and community facilities and encourage the introduction of new facilities which consolidate or extend the range of cultural opportunities available to serve the community.</p> <p>Objective 10: To improve existing accessibility and parking arrangements for all users through the promotion and provision of high quality and well-designed amenities.</p> <p>Objective 11: To encourage the enhancement of the parish's existing outdoor sporting and leisure facilities and support the introduction of new facilities which cater for the widest possible range of skill, experience and excellence, and the widest participation across age groups.</p> <p>ACT1: Scale and location of new housing development. This policy provides support for new infill development within the settlement boundary at Thorpeness. It also provides detailed guidance on broad areas as to where development would or would not be acceptable.</p> <p>ACT2: Housing Mix. This policy provides detailed guidance on the appropriate mix of new housing required in the parish.</p> <p>ACT3: Principal Residence. This policy applies a principal residence clause to new</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
	<p>development in Thorpeness in an attempt to prevent the current imbalance between second homes/holiday lets and permanent housing from worsening.</p> <p>ACT9: Thorpeness Heritage Centre. This policy provides support for the enhancement, extension or development of the Thorpeness Heritage Centre which is a key attraction in the parish.</p> <p>ACT10: Heritage Protection & Non Designated Heritage Assets. This policy aims to protect both the designated and non-designated heritage assets in the parish from inappropriate development. The policy identifies 24 potential non -designated heritage assets.</p> <p>ACT11: Design. This policy based on the Design Guidance and Codes for the parish identifies the key design principles to guide new development in both Aldringham and Thorpeness.</p> <p>ACT12: Accessibility and connectivity. This policy identifies the key connections in the parish and provides support for the expansion of the walking and cycling network.</p> <p>ACT13: Public car parking. This policy recognises the need for safe and accessible off street car parking in Thorpeness and identifies the key criteria that proposals for new car parks would need to meet.</p> <p>ACT14: Leisure and recreational facilities. This policy provides support for the provision of new or improved recreation and leisure facilities in the parish .</p> <p>ACT15: Community Facilities. This policy identifies the existing community facilities in the parish which require protection from</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
	<p>inappropriate development proposals. The policy also identifies a new community hall in Aldringham and play space in Thorpeness as key priorities for new facilities.</p> <p>ACT16: Local Green Spaces. This policy identifies 14 potential Local Green Spaces in the parish which should be protected because of their value to the community.</p>
<p>NPPF 2024</p> <p>An environmental role: 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.</p>	<p>Objective 2: To respond to the effects of climate change, flood-risk sea level rise and the biodiversity crisis by requiring new development to adapt and mitigate to the environmental and constructional challenges arising.</p> <p>Objective 3: To protect and enhance the parish's important wildlife habitats and landscape features.</p> <p>Objective 4: To encourage public and private initiatives to maintain sustainable land use and protect residents and properties from flooding, along the shoreline and low-lying inland areas, consistent with the existing Shoreline Management Plan.</p> <p>Objective 6 : To protect, conserve and enhance the built heritage of the parish, both designated and non-designated.</p> <p>Objective 8: To sensitively manage and improve access and public enjoyment of the key coastal landscape areas, including the shoreline, marshes, Sandlings and inland waterways by consolidating existing routes (such as footpaths and cycleways) and encouraging the provision of new routes.</p> <p>ACT4: Mitigating the impacts of large scale energy projects. This policy seeks to ensure that where mitigation for large scale energy projects is required that is should be located in</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
	<p>the parish close to where the impact so the development are most clearly felt.</p> <p>ACT5: Landscape Character, settlement gaps and Important Views. This policy identifies the important landscape gaps between various parts of built settlement within the parish and identifies a number of important views which proposals for development should respond positively to.</p> <p>ACT6: Biodiversity. This policy seeks to ensure that development proposals avoid the loss or substantial harm to biodiversity habitats in the parish. The policy identifies the key habitats and also provides guidance on achieving a 10% net gain for biodiversity.</p> <p>ACT7: Coastal Protection. This policy sets out the approach to new development within the coastal change management area covering part of the parish, which is to limit the demolition and rebuilding of properties in this area.</p> <p>ACT8: Drainage and surface water flooding. This policy identifies areas in the parish which are at risk of surface water and localised flooding. The policy seeks to direct development away from these areas.</p> <p>ACT10: Heritage Protection & Non Designated Heritage Assets. This policy aims to protect both the designated and non-designated heritage assets in the parish from inappropriate development. The policy identifies 24 potential non -designated heritage assets.</p> <p>ACT11: Design. This policy based on the Design Guidance and Codes for the parish identifies the key design principles to guide new development in both Aldringham and Thorpeness.</p>

NPPF Sustainable Development	Contribution through the Aldringham cum Thorpe Neighbourhood Plan Objectives and Policies
	<p>ACT12: Accessibility and connectivity. This policy identifies the key connections in the parish and provides support for the expansion of the walking and cycling network subject to criteria governing environmental impacts.</p> <p>ACT16: Local Green Spaces. This policy identifies 14 potential Local Green Spaces which contribute to the environmental character of the parish through being open and undeveloped.</p>

6 Compatibility with Basic Condition f)

- 6.1 The statement below demonstrates how the Aldringham cum Thorpe Neighbourhood Development Plan does not breach and is compatible with all relevant EU obligations. The United Kingdom formally left the European Union on the 31st of January 2020, which was followed by an 11-month transition period that expired on 31st December 2020. Basic Condition (f) of the Neighbourhood Plan Regulations 2012 requires that the making of a Neighbourhood Plan should not breach nor be incompatible with European Obligations. These include those relating to environmental matters such as Habitats and Species.
- 6.2 Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) are required to be carried out with regard to the Conservation Objectives of any European Protected Wildlife Sites deemed to be within a relative proximity of the Aldringham cum Thorpe Neighbourhood Plan Area. There are approximately 15 European Protected Sites within 20km of the parish. These include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and Ramsar sites.
- 6.3 East Suffolk District Council recommends that the screening processes in respect of both SEA and HRA be undertaken just prior to Pre-Submission stage. A Screening Report which took account of the Pre-Submission Consultation Version of the Neighbourhood Plan, for both regulations was produced in October 2024 by East Suffolk Council. The Council then consulted the three Environmental Bodies during Autumn /Winter 2024 into early 2025. The Screening Opinions were finalised by East Suffolk in February 2025. The SEA Screening Opinion concluded that due to the fact that the Neighbourhood Plan was not proposing to make specific allocations for built development and that it applied to a localised area that it was not necessary for a full Strategic Environmental Assessment of the plan, its policies and their impacts to be undertaken. The Environmental Bodies agreed with this conclusion, and the Neighbourhood Plan was therefore 'screened out' for this requirement.

Human rights

- 6.4 In addition the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement. The Neighbourhood Plan is seeking to

protect both non-designated heritage assets and local green spaces, some of which are in private ownership. Private land/property owners have been notified of the contents of the plan both prior to the Pre-Submission consultation but also as part of that consultation process. They received specific notification letters on both occasions and many have responded through the consultation.

- 6.5 It is therefore considered by the Parish Council as Qualifying Body that the Neighbourhood Plan has met this basic condition.

7 Compatibility with Basic Condition (g)

- 7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

"The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)".

- 7.2 The purpose of the Habitat Regulations Assessment (HRA) is therefore to ensure the protection of European (Natura 2000) sites. These sites are designed to form an ecologically coherent network of designated sites across the whole of Europe. Referred to as 'European Designated Sites,' Natura 2000 sites include Special Protection Areas (SPAs) and Special Areas for Conservation (SAC).
- 7.3 An HRA Screening Statement was produced by East Suffolk Council in October 2024. Consultation on the HRA Screening Report was carried out by East Suffolk Council in December 2024 with Natural England. The screening assessment identified that because the Neighbourhood Plan was not making specific allocations for development and that the screening of the policies had not identified any *Likely Significant Effects* on protected habitat sites either alone or in combination with other plans or projects, that full Habitats Regulation Assessment was not required.
- 7.4 Natural England were consulted on a draft of the Screening Statement as statutory nature conservation body and their comments taken into

account prior to finalising the statement. Natural England's response agreed with the conclusions of the draft assessment.

- 7.5 It is therefore considered by the Parish Council, as the relevant Qualifying Body, that the Neighbourhood Plan meets the additional prescribed basic condition.