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**Otley Parish Neighbourhood Plan
DRAFT Basic Conditions Statement**

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1.0 Introduction

1.1 This Basic Conditions Statement has been prepared to accompany the Otley Neighbourhood Plan.

1.2 The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017. Regulations governing the preparation and making of neighbourhood plans were introduced as the Neighbourhood Planning (General) Regulations 2012, otherwise known as Statutory Instrument 637 of 2012.

1.3 The Planning Acts require a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.

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b. the making of the neighbourhood plan contributes to the achievement of sustainable development.

c. the making of the neighbourhood 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).

d. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

e. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

1.4 This document considers the Draft Otley Neighbourhood Plan against these Basic Conditions.

1.5 Otley Parish Council as a 'relevant body' submitted proposals to prepare a neighbourhood plan for the Otley Parish only. As such the area was approved by East Suffolk Council on 26th April 2019. The area covered by the plan is the whole of the parish of Otley only.

1.6 The plan sets out policies that relate to the development and use of land within only the Otley Neighbourhood Area. The boundaries of that area and the Regulation 7 Notice are included at Appendix A.

1.7 The plan refers to the administrative boundary of Otley Parish and there are no other adopted Neighbourhood Plans that cover the Otley Neighbourhood Area.

1.8 The Otley Parish Neighbourhood Plan Committee, a sub-committee of the Parish Council, has prepared the draft plan to establish a vision for the future of the parish. The community has set out how the vision will be realised through planning, via the release of land for development, appropriate control over land use, and other mechanisms, over the plan period 2019 to 2036.

2.0 Basic Condition (i) – conformity with national policies and advice contained in guidance issued by the Secretary of State.

2.1 Compliance with this basic condition is demonstrated when the Plan can be shown to have regard to national policies and advice contained in guidance issued by the Secretary

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of State. These national policies and guidance are the National Planning Policy Framework 2023 (NPPF23) and the Planning Practice Guidance (PPG).

- 2.2 The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable manner.
- 2.3 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.
- 2.4 The NPPF has three overarching objectives which are designed to be pursued in mutually supportive ways. These are the economic objective, the social objective, and the environmental objective.
- 2.5 At the heart of the NPPF is a presumption in favour of sustainable development.
- 2.6 The NPPF has a number of goals which are:
 - 2.6.1 Delivering a sufficient supply of homes
 - 2.6.2 Building a strong, competitive economy
 - 2.6.3 Ensuring the vitality of town centres
 - 2.6.4 Promoting healthy and safe communities
 - 2.6.5 Promoting sustainable transport
 - 2.6.6 Supporting high quality communications
 - 2.6.7 Making effective use of land
 - 2.6.8 Achieving well-designed and beautiful places
 - 2.6.9 Protecting green belt land
 - 2.6.10 Meeting the challenge of climate change, flooding, and coastal change
 - 2.6.11 Conserving and enhancing the natural environment
 - 2.6.12 Conserving and enhancing the historic environment
 - 2.6.13 Facilitating the sustainable use of minerals
- 2.7 Table 2.1 sets out the objectives contained within the Otley Neighbourhood Plan, and how these relate to the relevant national policy [objective].

Otley Neighbourhood Plan Objective	Relevant NPPF Objective
The rural tranquillity of the village and parish is maintained	Conserving and enhancing the natural environment Making effective use of land

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	Achieving well-designed and beautiful places
Our valued green open spaces are maintained and enhanced	Conserving and enhancing the natural environment
The character of the views both towards and from the village is maintained	Achieving well-designed and beautiful places Conserving and enhancing the natural environment
Development is only in appropriate areas and of the correct scale and appearance commensurate with the nature of the existing village	Delivering a sufficient supply of homes Making effective use of land Achieving well-designed and beautiful places Conserving and enhancing the natural environment Conserving and enhancing the historic environment
The village will be a thriving low carbon and sustainable community to respond to the current climate emergency	Promoting sustainable transport Meeting the challenge of climate change, flooding, and coastal change
Future developments allow for car use in a way that is sustainable including measures to reduce reliance on carbon	Promoting sustainable transport Achieving well-designed and beautiful places Meeting the challenge of climate change, flooding, and coastal change
Measures are taken to improve safety for all road users including pedestrians, cyclists, and those of limited mobility	Promoting sustainable transport
Safe and accessible footpath links to the village facilities are enhanced	Promoting healthy and safe communities Promoting sustainable transport
The commercial and business needs of the Parish residents are met	Building a strong, competitive economy Ensuring the vitality of town centres Promoting healthy and safe communities Promoting sustainable transport Supporting high quality communications

2.8 Table 2.2 assesses how each of the policies contained within the Otley Neighbourhood Plan conform to the NPPF goals.

Otley Neighbourhood Plan Policy	Relevant NPPF (2023) Paragraphs
ONHP1 – Ecology and Biodiversity	Paragraphs 185-188: Protecting and enhancing biodiversity, ensuring net gains for nature, and supporting ecological networks.
ONHP2 – Landscape and Amenity	Paragraphs 180-183: Protecting valued landscapes, public access, and scenic beauty.
ONHP3 – Conserving the Setting of the Church	Paragraphs 195-196, 200-204: Conserving and enhancing heritage assets and their settings.
ONHP4 – Local Green Space	Paragraphs 105-107: Designation and protection of Local Green Spaces.
ONHP5 – Sustainable Construction	Paragraphs 157-158, 160-164: Supporting the transition to a low-carbon future, promoting renewable energy, and sustainable design.
ONHP6 – Green Gaps	Paragraph 180: Ensuring development respects the character of the countryside, including preventing settlement coalescence.
ONHP7 – Design Quality	Paragraphs 131-141: Achieving well-designed places, encouraging good architecture, and promoting the identity of local areas.
ONHP8 – Site and Plot Boundaries	Paragraph 131: Promoting sustainable and inclusive design that respects local character and green infrastructure.
ONHP9 – Digital Infrastructure	Paragraph 118-122: Promoting the provision of high-quality, reliable digital infrastructure in new developments.
ONHP10 – Housing Mix	Paragraphs 63-65: Delivering a mix of housing to meet the needs of all, including affordable housing and housing for disabled people.
ONHP11 – Land Adjacent to Swiss Cottage Farm	Paragraphs 70-71, 74, 82-83, 123-127: Promoting efficient use of land and high-quality design in residential developments.
ONHP12 – Business and Commercial	Paragraphs 85 – 89: Building a strong, competitive economy and supporting a prosperous rural economy.
ONHP13 – Transport and Traffic	Paragraphs 108-113: Promoting sustainable transport, addressing road safety, and improving public transport access.

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ONHP14 – Parking Provision	Paragraph 111-112: Ensuring appropriate parking provision for residential and commercial developments, including electric vehicle infrastructure.
ONHP15 – Further Education	Paragraph 100: Faster delivery of public service infrastructure will be aided by local planning authorities working proactively with promoters to plan for required facilities.
ONHP16 – Community Services	Paragraphs 97, 99-100: Ensuring adequate provision of community services and local infrastructure to support healthy and sustainable communities.

3.0 Basic Condition (iv) - the making of the neighbourhood plan contributes to the achievement of sustainable development.

- 3.1 The NPPF provides that a presumption in favour of sustainable development sits at the heart of the planning system. For plan making, that presumption is set out in Paragraph 11.
- 3.2 The Local Plan also emphasises the importance of sustainable development, talking of a “positive and ambitious vision for the former Suffolk Coastal area” and setting out a strategy for growth that blends economic, social, and environmental elements.
- 3.3 The Vision of the Otley Neighbourhood Plan provides that, by 2036, Otley will have welcomed a degree of controlled and “sustainable growth” to meet the needs of the Parish and future generations. It goes on to note that development “will be at the forefront of sustainability” and talks of the accessible and sustainable transport links, and the protection of rural crafts through the Further Education College.
- 3.4 The objectives within the Plan (at 3.1.2) provide that development will be provided in appropriate areas. They note that development will bring a mix of housing types that will respond to the needs of the young, the old, and those with limited mobility. These two elements meet both environmental and social sustainability goals.
- 3.5 The objectives also support the commercial and business needs for the Parish and supports development in an appropriate location. These objectives also support economic sustainability.

- 3.6 The table below summarises how the policies in the Plan contribute to the three strands of sustainability as defined in Paragraph 8 of the NPPF: economic, social, and environmental objectives.

Otley Neighbourhood Plan Policy	Contribution to Sustainable Development
<p>Policy ONHP1 – Ecology and Biodiversity</p>	<p>The proposed policy seeks to conserve or enhance the ecology and biodiversity of the village. The plan has identified biodiversity as a key point of difference to the broader district and identifies priority habitats and species which should be preserved by ambitious targets.</p> <p>The approach taken by this policy will ensure that the ecological network will be restored, enhanced, and reconnected; the five priority habitats will be conserved, protected, and enhanced; and a significant increase in biodiversity will be forthcoming.</p> <p>These policy objectives clearly support the environmental objective, as defined by Paragraph 8c of the NPPF.</p>
<p>Policy ONHP2 – Landscape and Amenity</p>	<p>This policy clearly extends the preservation of the valued landscape in the way envisaged by the social and environmental objectives to the NPPF. The NPPF envisages “fostering well-designed, beautiful and safe places” which is directly related to the retention of key features of the landscape, the preservation of the appearance of the village from views and approaches set out in the Plan, and the conservation, protection and enhancement to access on the existing network of public rights of way.</p>
<p>Policy ONHP3 – Conserving the Setting of the Church</p>	<p>This policy supports social and environmental objectives within the NPPF. It creates a special landscape where development will be discouraged and opposed. In this way it retains the special nature of the landscape around the church, which also seeks to protect and enhance the natural, built, and historic environment, in line with the NPPF.</p>
<p>Policy ONHP4 – Local Green Space</p>	<p>The social objective within the NPPF speaks of the need for “open spaces that reflect current and future needs and support communities; health, social and cultural well-being.”</p>

	<p>This policy sets out four Local Green Spaces which should be kept open. The policy provides that development within these spaces will only be supported in Very Special Circumstances; this very high bar stems from the fact that Local Green Spaces are given a similar protection within the NPPF as the management of development within the Green Belt.</p> <p>The protection of Green Spaces meets the social objective set out in the NPPF, in line with the need for Open Space.</p>
<p>Policy ONHP5 – Sustainable construction</p>	<p>This proposal seeks to ensure that new dwellings or commercial development uses the minimum resources that provide for the needs of today as well as the needs of future generations. The policy provides for reductions in the use of energy and the retrofitting of energy or water use reduction equipment.</p> <p>This policy consequently helps deliver the environmental objective in the NPPF by “using natural resources prudently” and “minimising waste and pollution” including “moving to a low carbon economy.”</p>
<p>Policy ONHP6 – Green Gaps</p>	<p>This policy seeks to avoid development changing the fundamental character of the village, meeting the social and environmental objectives of the NPPF.</p> <p>It also allows for the Village Hall to be improved or replaced (by another community building) during the plan period. This helps to meet the economic and social objectives of the NPPF.</p>
<p>Policy ONHP7 – Design Quality</p>	<p>The policy supports development proposals of high design quality, providing a number of design criteria that are deemed to be of importance to the community.</p> <p>This meets the economic objective of the NPPF, by allowing innovation in housing design and the provision of necessary infrastructure.</p> <p>It further meets the social objective of the NPPF, by ensuring that sufficient range of homes can be provided to meet the needs of present and future generations. The social objective seeks to foster “well-designed, beautiful and safe places” which are further supported by this policy.</p>

	<p>The protections offered by this policy to the promotion of biodiversity and amenity value through SuDS also addresses the environmental objectives within the NPPF.</p>
<p>Policy ONHP8 – Site and Plot Boundaries (Wildlife Corridors and Green Boundaries)</p>	<p>This policy seeks to protect the verdant nature of the village and the perception of an open landscape. It provides for development, while promoting native mixed hedges instead of walls or fences and promoting wildlife corridors and appropriate use of SuDS.</p> <p>The policy directly meets the environmental objective of the NPPF.</p>
<p>Policy ONHP9 – Digital infrastructure</p>	<p>This policy seeks to ensure that the best digital infrastructure is designed into new developments from the start. This is important for the future of the village, as both commercial developments and residential dwellings will increasingly rely on the speed of internet access. The ability to provide fibre to the premises as a minimum will encourage the creation of new businesses, directly addressing the economic objective of the NPPF. It will also allow people more flexibility to work from home, improving work life balance and addressing both the social and environmental objectives of the NPPF.</p>
<p>Policy ONHP10 – Housing Mix</p>	<p>This policy seeks to ensure that a sufficient number and range of homes can be provided to meet the needs of present and future generations, as envisaged by the social objective of the NPPF.</p>
<p>Policy ONHP11 – Land adjacent to Swiss Cottage Farm</p>	<p>Land adjacent to Swiss Cottage Farm is allocated for residential dwellings in the Local Plan. This policy seeks to further enhance the detail that will support a future application to build out the allocated housing.</p> <p>The policy provides for economic, social, and environmental objectives set out in the NPPF and will successfully support a sustainable development on this site.</p>
<p>Policy ONHP12 – Business and Commercial</p>	<p>This policy allows for the development of small-scale commercial units and the reuse of existing buildings for commercial development. This meets the requirements of the economic and social objectives set out in the NPPF.</p> <p>The use of impact statements or traffic assessments to take account of the impact on roads within the Parish from new commercial</p>

	<p>development will also help meet the environmental objectives of the NPPF.</p>
<p>Policy ONHP13 – Transport and Traffic</p>	<p>This policy supports economic objectives within the NPPF by supporting applications for new dwellings or businesses.</p> <p>It provides support for improving accessible transport and requires electric vehicle charging points for residents, as well as for staff and visitors in commercial premises. This helps to meet the environmental objectives within the NPPF.</p> <p>Support for safe access for young people, the elderly, and those of impaired mobility, helps to meet the social objectives of the NPPF.</p>
<p>Policy ONHP14 – Provision for Car Parking</p>	<p>This policy seeks to balance the need to discourage the use of the private motor car with the reality of life in the Parish. Otley is poorly served by public transport and the majority of residents are highly reliant on private motor vehicles.</p> <p>Support for parking goes to meet the economic objectives of the NPPF, in that without it the commercial premises supported by the Plan may be at risk. It also goes to meet the social objectives of the NPPF; in that it provides for visitor parking and disabled visitor parking which will encourage social activity.</p> <p>It is acknowledged that the parking provision is higher than that provided for by the Suffolk Parking Standards 2023. However, national policy is clear that parking maximums should be avoided in policy, and as such the proposals within the SPS are a minimum standard.</p> <p>The proposals here are well justified within the text, especially noting that vehicles will rapidly become zero emissions vehicles over the life of the plan.</p> <p>As a result, the environmental objectives of the NPPF are met, as the NPPF itself accepts that opportunities for sustainable transport are more limited in rural areas.</p>

<p>Policy ONHP15 – Further Education</p>	<p>This policy seeks to protect the Suffolk Rural campus from change from a specialist education college focussed on rural education and the preservation of rural crafts.</p> <p>It supports the economic, social, and environmental objectives of the NPPF. Better educated adults are more likely to be economically active and will contribute more to economic activity. Colleges are socially supportive places, and the college currently provides Inclusive Learning as well. The education provision includes substantial education around environmental protection, including new methods of agriculture, land management, arboriculture, horticulture, and construction.</p>
<p>Policy ONHP16 – Community Services</p>	<p>This policy provides specific support for the expansion, as necessary, of the Village Hall, the Primary School, and the GP Surgery.</p> <p>By providing support for these important community services, the policy clearly meets the economic, social, and environmental objectives of the NPPF. This policy is designed to avoid a situation where closure or withdrawal of services is contemplated because expansion is deemed too complicated through the planning system.</p> <p>There are clear sustainability benefits to maintaining all of these services in the community.</p>

3.7 The strategic objectives and the specific policies of the Plan clearly balance the economic, social, and environmental objectives of the NPPF. Sustainable development is the golden thread running through this plan, as it should be for all plans.

4.0 Basic Condition (v) – General Conformity with the Strategic Policies of the Development Plan

4.1 The adopted Development Plan currently consists of the East Suffolk (Suffolk Coastal Area) Local Plan 2020, and the Suffolk Minerals and Waste Local Plan 2020.

4.2 The NPPF requires Neighbourhood Plans to be in general conformity with the strategic policies set out in the Development Plan.

4.3 The Development Plan identifies the Strategic Policies within Appendix M of the East Suffolk (Suffolk Coastal Area) Local Plan 2020. The majority of the policies in the Suffolk

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Minerals and Waste Local Plan would be considered strategic; the site allocations are localised policies in our view.

- 4.4 There are 121 Strategic Policies contained within the East Suffolk (Suffolk Coastal Area) Local Plan 2020. There are 32 Strategic Policies within the Suffolk Minerals and Waste Local Plan.
- 4.5 The judgment on General Conformity will be made by the independent examiner and the local planning authority. East Suffolk Council and Suffolk County Council both made representations at Regulation 14 consultation stage. These representations informed both amendments to the Draft Neighbourhood Plan, and this Basic Conditions Statement.
- 4.6 Policy ONHP1 “Ecology and Biodiversity” has a strong focus on enhancing biodiversity, setting clear targets like a 20% net biodiversity gain and measures to conserve, protect, and restore ecological networks.
- 4.7 This directly aligns with SCLP10.1, which supports the enhancement and extension of ecological networks and requires development to deliver biodiversity net gain in line with national guidance.
- 4.8 ONHP1’s provision to resist development degrading biodiversity complements SCLP10.2’s focus on avoiding adverse effects on designated European sites and enhancing local biodiversity to offset impacts.
- 4.9 Both Local Plan policies share the overarching goal of protecting high-quality natural assets and addressing the pressures of development. The ONHP1 provision for biodiversity corridors fits within the Suffolk Coastal Plan’s emphasis on green infrastructure.
- 4.10 The 20% net biodiversity gain target in ONHP1 exceeds general local plan guidance, indicating a progressive stance. SCLP10.1 supports net gain but does not explicitly mandate a percentage. It also exceeds the national minimum requirement.
- 4.11 National legislation mandates a minimum of 10%. The local plan does not mandate a specific percentage. As a result, it is generally in conformity for the policy to set a higher threshold.
- 4.12 ONHP1's clause resisting site clearing prior to planning applications strengthens protections for existing habitats, complementing the general protection under SCLP

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policies but providing additional rigour. While the rules around BNG also provide protection for site clearance, legislation can change over time.

- 4.13 ONHP1 is in general conformity with the strategic policies of the Suffolk Coastal Local Plan. Its provisions are consistent with and build upon the strategic objectives, particularly those related to biodiversity, ecological enhancement, and sustainable development. The policy's higher standards, such as the 20% net biodiversity gain, align with the Suffolk Coastal Local Plan's objectives but add a more ambitious local dimension.
- 4.14 Policy ONHP2 "Landscape and Amenity" addresses the preservation and enhancement of landscape features and visual amenity, aligning with various strategic policies of the Suffolk Coastal Local Plan.
- 4.15 Policy SCLP10.4 emphasises protecting and enhancing landscape character, ensuring development proposals respond to and respect key features and sensitivities of the area.
- 4.16 ONHP2 aligns by requiring the retention of key landscape features (e.g., trees, hedgerows, ponds, streams) and ensuring the preservation of characteristic views from approaches to the village.
- 4.17 SCLP11.1 prioritises high-quality design that integrates with the local character and enhances visual amenity.
- 4.18 ONHP2 complements this by resisting proposals causing significant adverse visual effects and protecting views from public approaches.
- 4.19 ONHP2 explicitly includes provisions to conserve, protect, and enhance access to the countryside and improve the public rights of way network.
- 4.20 This aspect of ONHP2 aligns closely with strategic priorities for green infrastructure and recreational access (e.g., SCLP10.1 and the Suffolk Coastal Local Plan's broader environmental aims).
- 4.21 Policies like SCLP10.1 (Biodiversity and Geodiversity) and SCLP10.5 (Settlement Coalescence) emphasise retaining natural features and maintaining rural character.
- 4.22 ONHP2 aligns with these through its focus on conserving natural elements like wildlife corridors and watercourses.

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- 4.23 ONHP2 includes a provision to allow development where its benefits clearly outweigh the harm to landscape and amenity. This approach is consistent with the Local Plan's overarching strategy to balance development needs with environmental protection.
- 4.24 ONHP2 - Landscape and Amenity is in general conformity with the strategic policies in the Suffolk Coastal Local Plan. It aligns with policies addressing landscape protection, biodiversity, and environmental quality while advancing the Suffolk Coastal Local Plan's aims for sustainable development. The policy's provisions for countryside access and rights of way are a welcome addition and reinforce the Local Plan's broader priorities for green infrastructure and public amenity.
- 4.25 Policy ONHP3 Conserving the Setting of the Church seeks to protect the historic and visual context of the church by opposing development within a specific area.
- 4.26 Policy SCLP11.3: Historic Environment emphasises the importance of preserving and enhancing the significance of heritage assets and their settings. It requires development proposals to respect the historic context and character of significant sites.
- 4.27 ONHP3 aligns with this policy by protecting the church's setting, which is likely a key part of its heritage significance.
- 4.28 SCLP10.4 focuses on protecting and enhancing landscape character, particularly where it contributes to the setting of important heritage assets.
- 4.29 ONHP3 is consistent with this policy by designating a "special landscape" crucial to the church's historic value and seeking to safeguard it from development.
- 4.30 SCLP10.1 (Biodiversity and Geodiversity) encourages development to recognise the interplay between natural features and their cultural or historic significance.
- 4.31 Although ONHP3 does not explicitly address biodiversity, its focus on preserving a landscape vital to understanding the church's historic value aligns with the Local Plan's recognition of integrated natural and cultural heritage.
- 4.32 While the Local Plan often supports balancing development needs with heritage protection, ONHP3 takes a stricter approach by discouraging development outright in a specific area. This reflects the church's particular importance to local heritage, consistent with the Local Plan's allowance for locally specific measures to safeguard significant assets.

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- 4.33 ONHP3 - Conserving the Setting of the Church is in general conformity with the Suffolk Coastal Local Plan. It aligns with strategic policies by emphasising the preservation of heritage assets and their settings, particularly where these are integral to the character of the local landscape. The policy's stricter stance reflects the identified significance of the church's setting, consistent with the Local Plan's emphasis on protecting locally important heritage features.
- 4.34 Policy ONHP4 Local Green Space seeks to designate specific areas as Local Green Space (LGS), affording them special protection akin to Green Belt policies.
- 4.35 Policy SCLP8.2: Open Space supports the protection of existing open spaces, requiring justification for any development that would result in their loss. It also supports enhancing open spaces to improve accessibility, biodiversity, or recreational value.
- 4.36 ONHP4 is consistent with this policy by protecting designated green spaces from development, unless it enhances their special status or serves very special circumstances.
- 4.37 Policy SCLP10.1: Biodiversity and Geodiversity promotes the protection and enhancement of green spaces as part of a wider ecological network.
- 4.38 ONHP4's focus on protecting and enhancing green spaces aligns with this policy by ensuring that these spaces contribute to the village's green infrastructure and biodiversity.
- 4.39 Paragraph 105 of the National Planning Policy Framework (NPPF) allows communities to identify and protect Local Green Spaces that are demonstrably special to the local community and hold particular significance. While not explicitly referenced in the Suffolk Coastal Local Plan, ONHP4 aligns with the Local Plan's broader emphasis on protecting open spaces (e.g., Policy SCLP8.2) and enabling local policies through neighbourhood planning (e.g., SCLP12.1).
- 4.40 Policy ONHP4 Local Green Space is in general conformity with the Suffolk Coastal Local Plan. Its provisions align with strategic policies on protecting open spaces (SCLP8.2), supporting green infrastructure (SCLP10.1), and respecting local community priorities through neighbourhood planning (SCLP12.1). The policy's emphasis on very special circumstances and enhancements aligns with the Local Plan's approach to sustainable and sensitive development.
- 4.41 Policy ONHP5 - Sustainable Construction promotes energy efficiency, renewable energy integration, and sustainable retrofitting.

- 4.42 Policy SCLP9.1: Low Carbon and Renewable Energy encourages renewable energy generation and low-carbon technologies, requiring developments to address energy reduction and carbon emissions.
- 4.43 ONHP5 is consistent with this by mandating high levels of on-site renewable energy and supporting retrofitting measures like heat pumps and photovoltaic panels.
- 4.44 Policy SCLP9.2: Sustainable Construction requires developments to demonstrate sustainable construction methods and energy efficiency, emphasising measures like sustainable drainage and water efficiency.
- 4.45 ONHP5 aligns by requiring energy-efficient designs to reduce overheating, incorporating energy efficiency into new builds, and promoting energy and water reduction measures in retrofitting.
- 4.46 The Suffolk Coastal Local Plan includes a strong commitment to addressing climate change through reduced energy use and increased renewable energy integration.
- 4.47 ONHP5 is fully aligned with this objective by requiring Energy Impact Assessments and integrating renewable energy into both new developments and retrofitting projects.
- 4.48 While retrofitting is not explicitly detailed in the Local Plan's strategic policies, ONHP5's support for retrofitting aligns with the broader objectives of SCLP9.1 and SCLP9.2, which encourage energy efficiency and adaptation to climate change impacts.
- 4.49 The mandatory inclusion of energy reduction measures in all applications, alongside required Energy Impact Assessments, goes beyond the strategic policies, which encourage but do not mandate such measures. This stricter stance may be seen as adding a layer of regulation not explicitly required by the Local Plan. However, the Local Plan is intended to be a minimum standard for the whole plan area, and general conformity does not require absolute compliance on every detail of every strategic policy.
- 4.50 Policy ONHP5 - Sustainable Construction is in general conformity with the Suffolk Coastal Local Plan. It aligns with the strategic goals of promoting energy efficiency, renewable energy use, and sustainable construction, as detailed in SCLP9.1 and SCLP9.2. While its stricter requirements for retrofitting and energy assessments exceed the Local Plan's provisions, they are consistent with its overarching objectives to mitigate climate change and promote sustainable development.

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- 4.51 Policy ONHP6 – Green Gaps aims to prevent the coalescence of distinct settlement groups and maintain the parish’s scattered character.
- 4.52 Policy SCLP10.5 seeks to protect the identity of settlements by preventing coalescence, requiring development to maintain the physical and visual separation of settlements.
- 4.53 ONHP6 is consistent with this policy by aiming to preserve green gaps both within the parish and between the distinct sections of the village. The specific focus on avoiding coalescence aligns directly with SCLP10.5’s strategic intent.
- 4.54 SCLP3.3 outlines settlement boundaries to focus development within defined areas, avoiding unnecessary intrusion into open countryside or gaps between settlements.
- 4.55 ONHP6 builds on this by referencing the Settlement Boundary on the Local Plan Policies Map and emphasising the importance of maintaining distinct village sections. Its clarification that outlined settlements are indicative and not formal boundaries respects the Local Plan’s framework.
- 4.56 Policies like SCLP10.4 (Landscape Character) and SCLP11.1 (Design Quality) emphasise development that respects local character, including the spatial and visual context of settlements.
- 4.57 ONHP6 aligns with these goals by safeguarding the parish’s character as defined by scattered clusters, groupings, and farmsteads, ensuring that development respects this distinctive pattern.
- 4.58 The exception for improvements or redevelopment of the Village Hall in ONHP6 introduces flexibility. This is consistent with the Local Plan’s broader approach of allowing development that serves a clear community benefit, as seen in Policy SCLP8.1 (Community Facilities and Assets).
- 4.59 The Local Plan’s strategic priorities include protecting the distinctive identity of settlements, supporting sustainable development, and enhancing community facilities. ONHP6 is fully aligned with these objectives, particularly through its targeted preservation of green gaps while allowing improvements to community infrastructure.
- 4.60 Policy ONHP6 – Green Gaps is in general conformity with the Suffolk Coastal Local Plan. Its focus on preventing settlement coalescence aligns closely with SCLP10.5 and supports strategic policies on landscape character and settlement boundaries. The policy’s

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exception for Village Hall redevelopment reflects a balanced approach, consistent with the Local Plan's support for sustainable development and community infrastructure.

- 4.61 Policy ONHP7 – Design Quality seeks to ensure high-quality design in all new developments, addressing criteria such as road layouts, sustainable drainage, private outdoor spaces, and local character.
- 4.62 SCLP11.1 emphasises that developments must respect the local context, including materials, layout, and design, and ensure they contribute positively to the character of the area.
- 4.63 ONHP7 is consistent with this policy by requiring that development respects local character (criterion e) and includes features like footways, landscaped verges, and sympathetic design.
- 4.64 SCLP9.6 requires sustainable drainage systems (SuDS) to manage water runoff and contribute to biodiversity and public amenity where feasible.
- 4.65 ONHP7 aligns with this policy by requiring green SuDS that promote biodiversity and provide amenity value in addition to managing surface water.
- 4.66 While not explicitly detailed in the Local Plan, ONHP7's criteria for proportional private outdoor spaces (criterion d) and protections against overlooking (criterion c) support the Suffolk Coastal Local Plan's broader goals for enhancing residential amenity (e.g., SCLP11.2: Residential Amenity).
- 4.67 SCLP3.5: Infrastructure Provision supports developments that are appropriately serviced by utilities and infrastructure and do not negatively impact existing provision.
- 4.68 ONHP7 aligns with this by requiring that developments maintain or enhance utility services (e.g., water pressure and sewerage) to meet additional demand before construction commences.
- 4.69 The provision allowing the Parish Council to set additional criteria (criterion f) introduces flexibility for local input. However, the Suffolk Coastal Local Plan does not explicitly include provisions for such discretionary authority. This element may require careful application to avoid potential conflicts with the Local Plan's consistency and clarity requirements.

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- 4.70 The Local Plan generally emphasises the importance of good design without providing a prescriptive definition of "high quality." ONHP7's focus on specific design features and integration with local character enhances the Local Plan's general principles for design quality and place-making.
- 4.71 Policy ONHP7 – Design Quality is in general conformity with the Suffolk Coastal Local Plan. Its focus on local character, sustainable drainage, residential amenity, and infrastructure aligns closely with strategic policies like SCLP11.1, SCLP9.6, and SCLP3.5. While the policy's allowance for additional criteria by the Parish Council introduces some ambiguity, its intent supports the Local Plan's emphasis on high-quality, context-sensitive design.
- 4.72 Policy ONHP8 – Site and Plot Boundaries (Wildlife Corridors and Green Boundaries) seeks to protect the verdant nature of the village and ensure that new developments include wildlife corridors and green boundaries.
- 4.73 SCLP10.1 encourages development proposals to conserve and enhance biodiversity and contribute to ecological networks.
- 4.74 ONHP8 directly supports this by requiring wildlife corridors and promoting biodiversity through the use of native species in hedges and trees, aligning well with SCLP10.1's objectives.
- 4.75 SCLP10.4 emphasises the importance of protecting and enhancing landscape character by integrating natural features into development.
- 4.76 ONHP8 aligns with this by mandating green boundaries that minimise the visual impact of developments and protect the perception of openness in the countryside.
- 4.77 SCLP9.6 promotes sustainable drainage systems (SuDS) that deliver biodiversity and amenity benefits.
- 4.78 ONHP8 supports this approach by encouraging the use of SuDS, such as reed beds, within wildlife corridors, thereby integrating drainage infrastructure with biodiversity enhancement.
- 4.79 While not explicitly stated in the Local Plan, the Suffolk Coastal Local Plan's broader objectives for green infrastructure are supported by ONHP8's requirement to establish and protect wildlife corridors. These corridors contribute to ecological connectivity and habitat enhancement, consistent with the Local Plan's environmental priorities.

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- 4.80 The policy includes specific thresholds for wildlife corridor widths based on the size of developments. While SCLP10.1 supports biodiversity enhancements, it does not impose prescriptive thresholds. This aspect of ONHP8 exceeds the Local Plan’s requirements but remains consistent with its overall objectives.
- 4.81 ONHP8 requires wildlife corridors to be protected in perpetuity through conditions or legal agreements, aligning with the Local Plan’s emphasis on securing biodiversity benefits over the long term (e.g., SCLP10.1).
- 4.82 Policy ONHP8 – Site and Plot Boundaries (Wildlife Corridors and Green Boundaries) is in general conformity with the Suffolk Coastal Local Plan. Its requirements to establish and maintain wildlife corridors, use native planting, and integrate biodiversity-enhancing features align closely with strategic policies like SCLP10.1 (Biodiversity and Geodiversity), SCLP10.4 (Landscape Character), and SCLP9.6 (Sustainable Drainage Systems). While the policy’s specific thresholds for corridor widths exceed Local Plan requirements, they are consistent with its overarching objectives to promote biodiversity and enhance ecological networks.
- 4.83 Policy ONHP9 – Digital Infrastructure promotes the integration of high-speed broadband infrastructure, particularly fibre to the premises (FTTP), in new developments.
- 4.84 SCLP8.4 supports the provision of high-quality digital infrastructure, including FTTP, to meet the needs of residents and businesses. It encourages integration of digital infrastructure into new developments to enhance economic growth and quality of life.
- 4.85 ONHP9 is fully aligned with this policy by requiring FTTP for major developments and supporting proposals to introduce or expand FTTP infrastructure.
- 4.86 The Local Plan emphasises the importance of digital infrastructure in supporting economic growth, sustainable communities, and rural connectivity. ONHP9’s focus on delivering FTTP to every dwelling and commercial building supports these objectives by enhancing connectivity for residents and businesses.
- 4.87 The Suffolk Coastal Local Plan identifies the enhancement of digital infrastructure as a strategic priority for achieving diverse and prosperous economic growth. ONHP9 contributes directly to this aim by prioritising high-speed broadband in all new developments.
- 4.88 By specifying FTTP as a minimum for major developments, ONHP9 aligns with the Local Plan’s goal to promote future-proofed digital connectivity. However, the policy’s

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emphasis on "wherever possible" for smaller developments introduces flexibility, avoiding undue burden on minor developments, consistent with the Local Plan's balanced approach.

- 4.89 While the Local Plan does not mandate digital infrastructure as a condition for all development types, ONHP9's requirements for FTTP align with broader strategic objectives to enhance infrastructure and meet modern connectivity standards.
- 4.90 Policy ONHP9 – Digital Infrastructure is in general conformity with the Suffolk Coastal Local Plan. Its emphasis on delivering FTTP in new developments aligns directly with SCLP8.4 and supports the Local Plan's strategic goals for economic growth and community sustainability. The policy strikes a balance by mandating FTTP for major developments while introducing flexibility for smaller proposals, ensuring it is consistent with the Local Plan's proportionality principles.
- 4.91 Policy ONHP10 – Housing Mix focuses on delivering a diverse range of housing types and sizes, with specific provisions for smaller homes, accessible housing, and affordable housing.
- 4.92 SCLP5.8 requires developments to provide a mix of housing types, sizes, and tenures, emphasising smaller family homes and homes for older or disabled people.
- 4.93 ONHP10 directly aligns by mandating at least 50% smaller family homes for major developments (criterion b) and encouraging accessible homes under Building Regulations Optional Standard M4(3) (criterion c). The inclusion of specialist accommodation (criterion e) further supports SCLP5.8's focus on meeting varied needs.
- 4.94 SCLP5.10 sets specific targets for affordable housing provision, requiring developers to deliver a mix of affordable housing types.
- 4.95 ONHP10 aligns with this policy by requiring a range of affordable housing types (criterion f), including First Homes, Affordable Rent, and Social Rent. This complements the Local Plan's broader objectives for affordable housing delivery.
- 4.96 The Suffolk Coastal Local Plan emphasises housing that meets the needs of older and disabled people. ONHP10's focus on accessible housing (criterion c) and support for single-storey dwellings (criterion d) enhances conformity with this objective, ensuring homes are suitable for a wide demographic.

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- 4.97 While the Local Plan does not specifically require proven local need for specialist accommodation, ONHP10's criterion e aligns with SCLP5.8's goal of providing homes that meet the specific needs of the community.
- 4.98 By requiring a mix of sizes, types, and tenures, ONHP10 supports the Local Plan's balanced approach to housing delivery. However, the policy's emphasis on "fair proportions" for certain categories allows flexibility, ensuring it aligns with site-specific viability considerations, as recognised in SCLP5.10.
- 4.99 Policy ONHP10 – Housing Mix is in general conformity with the Suffolk Coastal Local Plan. Its focus on smaller family homes, affordable housing, accessible housing, and specialist accommodation aligns with strategic policies such as SCLP5.8 and SCLP5.10. The policy complements the Local Plan's objectives by addressing the diverse housing needs of the community while maintaining flexibility for developers to respond to local circumstances.
- 4.100 Policy ONHP11 – Land Adjacent to Swiss Cottage Farm allocates land for residential housing while including specific criteria for development to protect local character, biodiversity, and amenity.
- 4.101 SCLP5.1 supports housing development within or adjacent to Settlement Boundaries, provided it is of an appropriate scale and respects the character of the area.
- 4.102 ONHP11 aligns by requiring the development to conform with local housing densities (criterion i) and restricting building heights to two storeys (criterion h), thereby ensuring compatibility with the existing village character.
- 4.103 SCLP11.1 requires developments to reflect local character, integrate with surroundings, and contribute positively to the area's distinctiveness.
- 4.104 ONHP11 supports this through criteria (h), (i), and (j), which mandate design and density considerations that ensure integration with the village's character and existing housing.
- 4.105 SCLP10.1: Biodiversity and Geodiversity encourages development to conserve and enhance biodiversity and retain natural features.
- 4.106 SCLP10.4: Landscape Character promotes protecting the landscape's visual quality and ecological value.
- 4.107 ONHP11 aligns with these policies by requiring biodiversity enhancements (criterion g), the retention and enhancement of hedgerows (criterion d), and protection of existing

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trees and hedgerows (criteria e and f). Additionally, it incorporates green infrastructure through a native mixed hedge (criterion a) and preserves the open cut ditch (criterion c).

- 4.108 SCLP7.1 emphasises the importance of protecting and enhancing public rights of way to encourage sustainable transport and recreation.
- 4.109 ONHP11 is consistent with this by mandating the retention of the existing public right of way at a minimum width of 1.8 meters (criterion b).
- 4.110 SCLP9.6: Sustainable Drainage Systems supports sustainable water management while promoting biodiversity.
- 4.111 ONHP11 complements this by maintaining the open cut ditch (criterion c), which can function as part of the site's drainage and ecological network.
- 4.112 By requiring design that integrates well with the village (criterion j), ONHP11 supports the broader principles of sustainable development and good design outlined in SCLP3.3: Settlement Boundaries and SCLP11.1.
- 4.113 Policy ONHP11 – Land Adjacent to Swiss Cottage Farm is in general conformity with the Suffolk Coastal Local Plan. Its provisions align closely with policies promoting housing development that respects local character (SCLP5.1, SCLP11.1), protects biodiversity and natural features (SCLP10.1, SCLP10.4), and retains public rights of way (SCLP7.1). The policy's detailed criteria ensure that the development integrates seamlessly into the village while preserving its distinct character and ecological assets.
- 4.114 SCLP12.58 allocates land at Swiss Farm, Otley, for residential development, setting out specific requirements to ensure the development is integrated with the surrounding area, maintains local character, and enhances biodiversity.
- 4.115 SCLP12.58 requires the retention and enhancement of boundary hedgerows and tree belts to maintain landscape quality and provide ecological value.
- 4.116 ONHP11 aligns by requiring the retention, enhancement, and protection of existing hedgerows (criteria d and e), the planting of a native mixed hedge to screen the development (criterion a), and safeguarding trees by avoiding root zone impacts (criterion e).
- 4.117 SCLP12.58 mandates that development reflects the scale and character of the surrounding area, including appropriate density and height restrictions.

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- 4.118 ONHP11 conforms by limiting buildings to a maximum of two storeys (criterion h), ensuring housing densities are in line with the existing village (criterion i), and requiring the design to integrate seamlessly with the village character (criterion j).
- 4.119 SCLP12.58 states that development should retain and, where possible, enhance public rights of way to maintain local connectivity.
- 4.120 ONHP11 supports this by requiring the retention of the public right of way through the site at a minimum width of 1.8 meters (criterion b).
- 4.121 SCLP12.58 highlights the importance of delivering biodiversity enhancements as part of development.
- 4.122 ONHP11 aligns strongly by requiring biodiversity enhancements in accordance with ONHP1 (criterion g), integrating wildlife corridors (criteria b and f), and promoting the use of native planting for ecological benefit.
- 4.123 SCLP12.58 emphasises sustainable drainage systems (SuDS) to manage surface water and support environmental sustainability.
- 4.124 ONHP11 is consistent by requiring the maintenance of an open cut ditch on-site (criterion c) and encouraging the integration of SuDS into wildlife corridors (criterion f).
- 4.125 SCLP12.58 seeks to ensure development supports the village's broader community needs.
- 4.126 While ONHP11 does not explicitly mention wider community infrastructure, its focus on integrating design, protecting local character, and maintaining infrastructure such as public rights of way supports community objectives indirectly.
- 4.127 Policy ONHP11 – Land Adjacent to Swiss Cottage Farm is in general conformity with SCLP12.58: Land at Swiss Farm, Otley. Both policies emphasise the importance of maintaining local character, integrating developments with existing settlement patterns, and protecting and enhancing natural features and biodiversity. ONHP11's specific criteria align closely with the principles outlined in SCLP12.58, ensuring the allocated site supports the village's identity and environmental sustainability.
- 4.128 Policy ONHP12 – Business and Commercial outlines criteria for new business and commercial developments, focusing on scale, compatibility with local character, minimisation of adverse impacts, and support for start-up businesses.

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- 4.129 SCLP4.1 supports employment development that is appropriately scaled and located to complement the existing character of the area and avoid adverse environmental impacts.
- 4.130 ONHP12 aligns with this policy by requiring business and commercial developments to be small-scale and appropriate to the parish's character (criterion a) and by emphasising sensitivity to surroundings (criterion b).
- 4.131 SCLP4.2 encourages employment opportunities in rural areas, particularly where they reuse existing buildings or enhance the local economy without harming residential amenity or the environment.
- 4.132 ONHP12 supports adaptive reuse of existing buildings for business purposes (criterion e) and prioritises developments that avoid air, noise, or light pollution with significant impacts on residential amenity (criterion b).
- 4.133 SCLP7.1 emphasises the importance of considering transport impacts for new developments, including the need for traffic assessments where appropriate.
- 4.134 ONHP12 aligns by requiring traffic assessments or impact statements for new business developments (criterion c) to evaluate and mitigate road impacts within the parish.
- 4.135 SCLP10.4: Landscape Character and SCLP11.3: Historic Environment require that new developments protect the landscape and heritage assets.
- 4.136 ONHP12 directly supports these policies by requiring that business developments avoid significant detrimental effects on surrounding landscapes or historic buildings (criterion d).
- 4.137 SCLP4.5 supports small-scale business developments that enhance the rural economy, particularly those providing flexible workspaces or catering to local needs.
- 4.138 ONHP12 aligns by explicitly supporting developments that offer small, flexible units for start-up businesses (criterion f), contributing to local economic growth.
- 4.139 The Suffolk Coastal Local Plan emphasises that all development, including employment uses, must be appropriate to rural settings and avoid environmental harm.
- 4.140 ONHP12 supports this by mandating small-scale, character-sensitive development (criterion a) and restricting developments that would cause significant pollution or environmental degradation (criteria b and d).

- 4.141 Policy ONHP12 – Business and Commercial is in general conformity with the strategic policies of the Suffolk Coastal Local Plan. Its focus on small-scale, character-sensitive business development, the reuse of existing buildings, and support for start-up businesses aligns with SCLP4.1, SCLP4.2, SCLP4.5, and related policies. Additionally, its emphasis on environmental protection, traffic impact assessments, and compatibility with the parish’s character complements the Local Plan’s broader objectives for sustainable and balanced economic development.
- 4.142 Policy ONHP13 – Transport and Traffic sets out requirements for new developments to address sustainable transport, accessibility, and road safety, with specific provisions for electric vehicle (EV) charging infrastructure.
- 4.143 SCLP7.1 emphasises the importance of enhancing accessibility to sustainable transport, encouraging developments that reduce reliance on private vehicles and improve access to public transport and cycling.
- 4.144 ONHP13 aligns strongly with this policy by requiring provisions for sustainable transport (criterion a) and safe access for cyclists and people with impaired mobility (criteria e and d).
- 4.145 SCLP7.2 supports parking proposals that encourage the use of low-emission vehicles and require EV charging points in new developments where feasible.
- 4.146 ONHP13 builds on this policy by mandating EV charging points for all new dwellings (criterion f), communal parking facilities (criterion g), and non-residential developments (criterion h). This ensures alignment with the Local Plan’s support for low-emission transport infrastructure.
- 4.147 SCLP7.1 emphasises the need for developments to demonstrate they will not have a negative impact on road safety.
- 4.148 ONHP13 aligns with this requirement by mandating that major developments demonstrate no adverse impact on road safety (criterion c). The policy also supports accessibility to village facilities (criterion b), which contributes to the Local Plan’s emphasis on community-focused infrastructure.
- 4.149 The Suffolk Coastal Local Plan supports development that improves access to community and village amenities.

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- 4.150 ONHP13 directly supports this objective by requiring developments to include provisions for improving accessibility to local facilities (criterion b), aligning with the Local Plan's goal of sustainable, integrated development.
- 4.151 SCLP9.1 encourages developments to adopt measures that support the transition to low-carbon living, including the use of EVs.
- 4.152 ONHP13 conforms by requiring EV charging points for residential, communal, and non-residential developments (criteria f, g, and h), reinforcing the Local Plan's low-carbon transport objectives.
- 4.153 SCLP11.1 emphasises the importance of inclusive design to ensure accessibility for all users.
- 4.154 ONHP13 supports this principle by requiring developments to provide safe access for young people, the elderly, and those with impaired mobility (criterion d).
- 4.155 Policy ONHP13 – Transport and Traffic is in general conformity with the Suffolk Coastal Local Plan. Its emphasis on sustainable transport, road safety, accessibility, and EV infrastructure aligns closely with strategic policies such as SCLP7.1, SCLP7.2, and SCLP9.1. The policy enhances the Local Plan's objectives by providing specific criteria for improving transport infrastructure, ensuring developments are inclusive, and supporting low-carbon living.
- 4.156 Policy ONHP14 – Provision for Car Parking establishes specific parking and cycle storage requirements for new residential and commercial developments.
- 4.157 SCLP7.2 requires parking provision to comply with the Suffolk Parking Standards and emphasises sustainable transport, cycle storage, and designs that avoid a car-dominated environment.
- 4.158 ONHP14 aligns closely with this policy by referencing the Suffolk Parking Standards (criterion i), requiring sufficient off-road parking for residential (criterion a) and commercial developments (criterion f), and promoting secure cycle storage (criterion h). Its emphasis on avoiding car-dominated designs through integrated parking layouts and landscaping (criterion g) further supports SCLP7.2's design goals.
- 4.159 SCLP7.2 supports adequate visitor parking and accessible spaces for disabled users, particularly in larger developments.

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- 4.160 ONHP14 reinforces this with specific requirements for visitor parking at 25% of the number of dwellings (criterion d) and disabled visitor parking for developments of ten or more dwellings (criterion e), ensuring alignment with the Local Plan's accessibility and inclusivity objectives.
- 4.161 The Suffolk Coastal Local Plan supports measures that encourage sustainable transport modes, such as cycling, as an alternative to private cars.
- 4.162 ONHP14 promotes sustainable transport by requiring secure, covered cycle storage for all new dwellings (criterion h) and ensuring commercial developments provide secure cycle storage proportional to the business size (criterion f).
- 4.163 SCLP11.1: Design Quality emphasises well-designed developments that integrate parking without dominating the streetscape.
- 4.164 ONHP14 conforms to this principle by requiring integrated parking layouts with soft landscaping (criterion g) and limiting parking courts to no more than eight spaces to avoid creating unattractive, car-dominated spaces.
- 4.165 SCLP4.1: Employment Development requires appropriate parking provision for commercial developments.
- 4.166 ONHP14 aligns with this by mandating adequate parking for staff and visitors, including disabled parking and cycle storage, based on the size and anticipated needs of the business (criterion f).
- 4.167 SCLP7.2 emphasises adherence to Suffolk Parking Standards to ensure consistent parking provision across developments.
- 4.168 ONHP14 incorporates the Suffolk Parking Standards by default unless overridden by specific provisions within the policy (criterion i), ensuring conformity with broader parking guidance.
- 4.169 Concern was raised by the local planning authority that by expanding beyond the Suffolk Parking Standards, the proposed policy ONHP14 would be contrary to the policy. However, the NPPF makes clear that maximum standards should not be the norm and consequently the Suffolk Parking Standards consider parking minimums. The proposals in Policy ONHP14 set higher minimums, which would not be contrary to the Suffolk Parking Standards.

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- 4.170 It is further noted that the Suffolk Parking Standards are not adopted policy. While they are given support by Policy SCLP7.2, that policy provides for alternatives listed by Neighbourhood Plans.
- 4.171 Policy ONHP14 – Provision for Car Parking is in general conformity with the Suffolk Coastal Local Plan. Its detailed parking requirements align with SCLP7.2, emphasising compliance with Suffolk Parking Standards, visitor and disabled parking provision, and the integration of parking into development layouts to avoid car dominance. Additionally, its focus on cycle storage supports sustainable transport objectives within the Local Plan. The policy's specific provisions for residential and commercial parking enhance the Local Plan's strategic goals by providing clarity and ensuring local needs are met.
- 4.172 Policy ONHP15 – Further Education seeks to protect and enhance the educational use of the Suffolk Rural campus while supporting development that promotes sustainable transport and rural education.
- 4.173 SCLP8.1 emphasises protecting and enhancing community facilities, including education facilities, and resists their loss unless it can be demonstrated that the facility is no longer required or viable.
- 4.174 ONHP15 aligns strongly by prioritising the protection of the educational use of the Suffolk Rural campus and resisting change of use that would result in the loss of educational facilities, except where ancillary or enhancing (paragraph 3).
- 4.175 SCLP7.1 supports developments that include sustainable transport measures and improve accessibility to public transport.
- 4.176 ONHP15 conforms by requiring a Green Transport Plan for campus expansions and supporting proposals that expand public transport access to the college and village (paragraph 2). This aligns with the Local Plan's objectives of reducing car dependency and promoting sustainable travel.
- 4.177 SCLP4.5: Economic Development in Rural Areas supports the diversification of rural economies, including developments that promote education and training in rural crafts and skills.
- 4.178 ONHP15 reinforces this by encouraging development that enhances the preservation of rural crafts and supports the campus's role as a centre for rural education (paragraph 4). This aligns with the Local Plan's emphasis on fostering rural economic and educational opportunities.

- 4.179 The Suffolk Coastal Local Plan broadly supports the retention of key facilities that serve local and regional communities.
- 4.180 ONHP15 is consistent with this by emphasising the protection of the campus for educational purposes and resisting non-educational changes of use unless they are ancillary or enhance education provision (paragraph 3).
- 4.181 SCLP10.1 and SCLP7.1 support sustainable development that integrates green infrastructure and reduces environmental impacts.
- 4.182 ONHP15 aligns by requiring a Green Transport Plan for campus expansion, directly supporting sustainable transport measures and reducing reliance on private vehicles.
- 4.183 Policy ONHP15 – Further Education is in general conformity with the strategic policies of the Suffolk Coastal Local Plan. It aligns closely with SCLP8.1 by protecting and enhancing educational facilities, supports SCLP7.1 by promoting sustainable transport, and conforms to SCLP4.5 by fostering rural economic and educational development. The policy strengthens the Local Plan’s objectives by emphasising the preservation and enhancement of rural education while integrating sustainable and community-focused development goals.
- 4.184 Policy ONHP16 – Community Services supports the expansion or replacement of key community facilities to address the needs of the growing and future population.
- 4.185 SCLP8.1 emphasises the protection, enhancement, and provision of community facilities to serve local populations, resisting their loss unless robust justification is provided.
- 4.186 ONHP16 aligns by actively encouraging the expansion or replacement of key facilities, including the Village Hall, Otley Primary School, and Otley Surgery (criteria a–c). The policy supports the Local Plan’s strategic aim to enhance services for growing communities.
- 4.187 SCLP7.1 supports the integration of sustainable transport modes into new development, including walking, cycling, and public transport.
- 4.188 ONHP16 conforms by requiring that proposals incorporate facilities to encourage access by sustainable transport modes (paragraph 2), directly aligning with the Local Plan’s focus on reducing car dependency.
- 4.189 SCLP8.4 prioritises the retention and enhancement of education facilities to meet the needs of local and future populations.

- 4.190 ONHP16 aligns with this policy by supporting the expansion of Otley Primary School (criterion b), reinforcing the Local Plan's goal of ensuring access to high-quality educational facilities.
- 4.191 While Policy SCLP8.2: Open Space and SCLP8.3: Healthy Communities focus on open spaces and health-promoting developments, they also highlight the importance of accessible health services and community spaces.
- 4.192 ONHP16 supports these objectives by encouraging the expansion of Otley Surgery (criterion c) and enhancing the Village Hall (criterion a) as a community hub, contributing to local well-being.
- 4.193 SCLP7.2 emphasises the need for appropriate parking provision in developments, ensuring that parking does not dominate the design.
- 4.194 ONHP16 aligns by requiring proposals to demonstrate sufficient parking in accordance with ONHP14 (paragraph 2), ensuring conformity with parking standards and integration with Local Plan policies.
- 4.195 SCLP5.1 identifies the need for infrastructure and community service improvements to support planned housing growth.
- 4.196 ONHP16 supports this by explicitly addressing the identified needs of the existing and future population, ensuring community services grow in parallel with the village.
- 4.197 Policy ONHP16 – Community Services is in general conformity with the Suffolk Coastal Local Plan. It aligns strongly with SCLP8.1 and SCLP8.4, supporting the expansion and enhancement of key community facilities. The policy also incorporates principles from SCLP7.1 and SCLP7.2 by requiring sustainable transport measures and adequate parking, ensuring development remains accessible and well-integrated. Overall, ONHP16 complements the Local Plan's strategic goals of sustainable growth, community enhancement, and infrastructure support.
- 4.198 The ONHP policies collectively align with the strategic objectives of the Suffolk Coastal Local Plan, providing a tailored framework for sustainable development in Otley. Together, the policies balance growth with the protection of the village's rural character, natural environment, and community assets.

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- 4.199 Cumulatively, the ONHP policies emphasise biodiversity preservation, sustainable transport, high-quality design, and community infrastructure. By integrating these priorities into a cohesive plan, the policies ensure that development in Otley supports environmental sustainability, enhances accessibility, and meets the needs of both current and future populations. The focus on protecting natural features, improving infrastructure, and fostering economic growth in ways compatible with the village's character strengthens the Local Plan's strategic aims.
- 4.200 The policies provide a comprehensive approach to addressing Otley's unique needs while ensuring that growth is managed in a way that maintains its distinctiveness and promotes well-being for residents. Collectively, they are in general conformity with the Local Plan, enhancing its objectives through locally specific provisions that ensure a balanced and sustainable future for the parish.
- 4.201 The Otley Neighbourhood Plan (ONHP) and the Suffolk Minerals and Waste Local Plan (SMWLP) both follow frameworks designed to support sustainable development, but they operate within different planning spheres.
- 4.202 Both plans emphasise sustainable development, with the SMWLP focusing on the environmental protection of minerals and waste developments, ensuring minimal adverse impacts on factors like biodiversity, water quality, and historic sites. The ONHP similarly aligns with these concerns, particularly through its Landscape, Ecology, and Biodiversity policy, which aims to protect Otley's natural assets, such as the Moat Farm Meadows Site of Special Scientific Interest (SSSI).
- 4.203 The presumption in favour of sustainable development is a key principle in both plans. The SMWLP, for example, integrates this into its overall approach for minerals and waste management. The ONHP seeks a low-carbon, sustainable community.
- 4.204 The SMWLP includes safeguarding policies, particularly for minerals consultation areas and waste management facilities to prevent incompatible development near these sites. While the ONHP does not directly address minerals extraction or waste facilities, it acknowledges the relevance of the SMWLP, particularly with regard to safeguarding mineral resources in the southern parts of the parish.
- 4.205 Both plans aim to balance growth with protection of the environment. The ONHP is focused on scalable and appropriately sited development, ensuring that housing development complements the rural character of Otley.

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- 4.206 The SMWLP details the safeguarding of minerals and waste sites, particularly with regard to sand and gravel extraction. The ONHP does not directly discuss safeguarding minerals but does align with the SMWLP's broader safeguarding of landscape features and heritage sites, ensuring that development does not harm the integrity of Otley's natural and built environment.
- 4.207 Policy Support: The ONHP provides specific policies related to biodiversity, climate change, and community services, which are congruent with the environmental and sustainable development goals of the SMWLP.
- 4.208 Sustainable Housing: Both plans acknowledge the importance of housing, with the SMWLP ensuring that housing developments do not encroach on safeguarded mineral sites, while the ONHP focuses on sustainable housing development that meets the needs of all residents.
- 4.209 In conclusion, while the Otley Neighbourhood Plan is not a direct tool for minerals and waste management, it is in general conformity with the strategic policies of the Suffolk Minerals and Waste Local Plan, particularly regarding environmental protection and sustainable development. Both plans support development but emphasise environmental safeguards and respect for the existing natural and built environment.
- 4.210 The Otley Neighbourhood Plan does, consequently, demonstrate general conformity with the Development Plan for the area.

5.0 Basic Condition (vi) – Conformity with EU Obligations

- 5.1 The Otley Neighbourhood Plan, and the process under which it was made, conforms with the SEA Directive [EU 2001/42/EC] and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 A Strategic Environmental Assessment (SEA) screening opinion was obtained from East Suffolk Council, which concluded that no further SEA work would be required.
- 5.3 A Habitat Regulations Assessment (HRA) screening opinion was obtained from East Suffolk Council, which concluded that the Plan will not lead to likely significant effects on protected Habitat sites, either alone or in combination with other plans.
- 5.4 In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

6.0 Basic Condition (vii) – Conformity with the Prescribed Conditions

- 6.1 The Habitats Directive requires that a Neighbourhood Plan must demonstrate that it will not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulations Assessments. An appropriate assessment is required only where a Plan is likely to have a significant impact on European protected species or area.
- 6.2 East Suffolk Council, in conformity with the regulations, published a Screening Report alongside the Regulation 14 version of the Plan. This concluded that the Plan was unlikely to have any significant impact on the identified network of protected sites.
- 6.3 As a result, it is not anticipated that an HRA will be required to accompany this Neighbourhood Plan.

7.0 Conclusions

- 7.1 The relevant Basic Conditions are set out in Schedule 4B to the Town and Country Planning Act 1990. This report has analysed the proposed policies contained within the Otley Neighbourhood Plan against the Basic Conditions and is in general conformity with these policies.
- 7.2 It is respectfully proposed to the Inspector that, since the proposed plan meets all of the needs of the local community, the plan complies with Paragraph 8(1)(a) of Schedule 4B Town and Country Planning Act 1990.