

Rendlesham Neighbourhood Plan Basic Conditions Statement

Rendlesham Parish Council

2014 - 2027

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Glossary

NPPF	National Planning Policy Framework
RNP	Rendlesham Neighbourhood Plan
SASR	Sustainability Appraisal Scoping Report
SCCS	Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document July 2013
SCLP	Suffolk Coastal Local Plan
SEA	Strategic Environmental Assessment

Basic Conditions Statement

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>Overall:</p> <p>By 2027 the community of Rendlesham will be strong, cohesive, creative and forward-looking. The community will be safer, healthier, more prosperous, sustainable and inclusive. High quality homes will meet people’s needs and aspirations in attractive and sustainable places. People will have access to good quality jobs, essential services and community facilities, with less need to use a car.</p>	<p>The draft RNP is considered to be in general conformity with the NPPF, reflecting the objectives and policies within it.</p>	<p>The draft RNP is considered to be in general conformity with the Suffolk Coastal Core Strategy, reflecting the objectives and policies within it.</p>

Legal Requirements

The Qualifying Body

1.01 The RNP has been prepared by Rendlesham Parish Council. It was recognised as a qualifying body following a public consultation organised by Suffolk Coastal District Council (Letter from Mr P Ridley dated 29/10/2013, Appendix A).

A Neighbourhood Development Plan

1.02 The RNP is a Neighbourhood Development Plan and relates to the development of land in the civil parish of Rendlesham in the County of Suffolk. It 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 subsequent Neighbourhood Planning (General) regulations 2012.

The Time Period Covered

1.03 The Rendlesham Neighbourhood Plan (RNP) covers the period 2014 to 2027, the same as the Core Strategy prepared by the Suffolk Coastal District Council.

Excluded Development

1.04 The RNP does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure such as highways and railways or other matters set out in Section 61K of the Town and Country

Planning Act 1990.

1.05 The RNP does not relate to more than One Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

1.06 The RNP refers solely to the Rendlesham Neighbourhood Area, and no other area. No other neighbourhood development plans relate to that same area.

1.07 The RNP is supported by a Consultation Statement, Sustainability Review, Scoping Report and this Basic Conditions Statement.

Basic Conditions

2.01 Schedule 10 paragraph 8(2) of the Localism Act sets out a series of requirements that Neighbourhood Plans must meet. These 'basic conditions' are set out below:

(2) A draft order 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 order

2.02 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

2.03 The matrix (Fig 1) provides an assessment of the Rendlesham Neighbourhood Plan. It demonstrates that the RNP has appropriate regard to national policy.

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 in so far as the order grants planning permission for development that affects the building or its setting)

2.04 The policies in the RNP do not affect any listed building or its setting. Condition (2) b) is not applicable to the RNP.

c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or land in the area)

2.05 The policies in the RNP do not affect any conservation area. Condition (2) c) is not applicable to the RNP.

d) The making of the order contributes to the achievement of sustainable development

2.06 The NPPF states that policies in paragraphs 18 to 219 make up the Government's view on what sustainable development means in practice for the planning system. The exercise carried out in Fig 1, the conformity matrix, demonstrates how the policies in the RNP comply with the NPPF and therefore deliver sustainable development.

2.07 The NPPF goes on to state that there are three dimensions to sustainable development: economic, social and environmental. These identify that the planning system has a number of roles to fulfil as defined in the NPPF.

Economic role

2.08 The RNP promotes the building of a strong, responsive and competitive economy by ensuring that sufficient land is available in the right place at the right time to support growth and innovation. This will be achieved through the designation of a District Centre, and the land use within that District Centre.

RNPP1—The District Centre

Social role

2.09 The RNP makes provision to support a strong, vibrant and healthy community through supporting the provision of land for the supply of the infrastructure required to meet the needs of present and future generations. This will be achieved through opportunities for the provision of accessible local services that reflect the community's needs and aspirations to support its health, social and cultural wellbeing.

RNPP1—The District Centre

RNPP2—The Village Green

RNPP3—Allotments

Environmental role

2.10 The RNP contributes to protecting and enhancing the natural, built and historic environment. As part of this, the policies and objectives contained within the RNP reflect the need to improve biodiversity, minimise waste and pollution and recognise climate change by moving to a low carbon village.

RNPP1—The District Centre

RNPP2—The Village Green

RNPP3—Allotments

e) The making of the order 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)

2.11 The matrix (Fig 1) provides an assessment of the RNP against the Suffolk Coastal Local Plan (SCLP). It demonstrates that the RNP has appropriate regard to policy contained within the Suffolk Coastal Core Strategy (SCCS).

f) The making of the order does not breach, and is otherwise compatible with, EU obligations

2.12 The statement below demonstrates how the RNP does not breach, and is compatible with, the EU obligations.

2.13 As the RNP contains objectives and policies that relate to land use, a SR has been produced mirroring relevant guidance (NPPG Paragraph: 014 Reference ID: 11-014-20140306) for Sustainability Appraisal (SA) set out in the National Planning Practice Guidance (NPPG), as described in the Sustainability Appraisal Scoping Report (SASR), because it is good planning practice to do so.

2.14 The Sustainability Review (SR) helps the RNP meet its Basic Conditions by demonstrating how it will contribute to achieving sustainable development in Rendlesham. It has been produced by Rendlesham Parish Council (RPC) with guidance and input from Evolution Town Planning LLP. The Sustainability Review is submitted as a supporting document to the RNP.

2.15 In December 2013 a SASR was produced and consulted upon. In the absence, at that time, of a Strategic Environmental Assessment (SEA) screening opinion from the District Council the SASR was produced in line with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regs) on a precautionary basis in the event SEA may be required.

2.16 The screening report on the Reg 14 Pre-submission RNP consultation (16 June 2014—27 July 2014) showed that no European Sites will be significantly affected by the policies described in the draft RNP and a full Appropriate Assessment is therefore not required. (Appendix 2).

2.17 The RNP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with Article 8 (privacy); Article 14 (discrimination); and Article 1 of the first Protocol (property).

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- g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order**

2.18 There are no other prescribed matters.

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>In the Rendlesham District Centre (as defined in Fig 22 of the RNP) the emphasis will be on maintaining and enhancing those uses and services the community has identified.</p> <p>Redevelopment or change of use of existing or established public buildings and/or key facilities will be permitted where the redevelopment or change of use is for either leisure, education, retail or community use.</p> <p>Proposals for redevelopment or change of use involving employment development will only be permitted where they maintain and enhance the existing or established leisure, education, retail or community uses and future needs thereof.</p> <p>Proposals for redevelopment or change of use involving residential development will only be permitted where they maintain and enhance the existing or established employment, leisure, education, retail or community uses and future needs thereof.</p>	<p>NPPF Policy 2—Ensuring the vitality of town centres.</p> <p><i>Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</i></p> <ul style="list-style-type: none"> • <i>recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</i> • <i>recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites;</i> <p>NPPF Policy 3—Supporting a prosperous rural economy</p> <p><i>28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:</i></p>	<p>Strategic Policy SP1 – Sustainable Development</p> <p><i>(d) ensure the provision of the appropriate infrastructure in order to support existing and proposed communities;</i></p> <p><i>(f) promote the use of sustainable methods of construction, including materials, energy efficiency, water recycling, aspect etc;</i></p> <p><i>(i) enhance accessibility to services;</i></p> <p><i>(k) maintain and enhance a sense of place;</i></p> <p>Strategic Policy SP7 – Economic Development in the Rural Areas</p> <p><i>Opportunities to maximise the economic potential of the rural areas, particularly where this will secure employment locally, will be generally supported.</i></p> <p>Strategic Policy SP9 – Retail Centres</p> <p><i>District Centres include:</i></p> <ul style="list-style-type: none"> • <i>Cavendish Park, Felixstowe; Ropes Drive West, Kesgrave; The Square, Martlesham Heath; High Street, Walton, (Felixstowe); The Hill, Wickham Market; Broadlands Way, Rushmere St Andrew; and Sycamore Drive, Rendlesham.</i>

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>Continued</p>	<ul style="list-style-type: none"> • <i>support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;</i> • <i>promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</i> <p>NPPF Policy 6—Achieving sustainable communities</p> <p><i>International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</i></p> <p><i>Paras 18-219</i></p>	<p>Strategic Policy SP9 – Retail Centres</p> <p><i>3.100 The district is also supported by a number of District and Local Centres in the towns and villages throughout the area. These provide an important role, serving their local communities, supporting day to day needs and helping to address social issues of isolation. Policy emphasis is on retaining and enhancing these facilities where appropriate. The Community Right to Build provides an actual mechanism for local communities to step in when local facilities are at risk of being lost.</i></p> <p>Strategic Policy SP12 – Climate Change</p> <p>Objective 13 – Accessibility</p> <p><i>To promote better access to housing, employment, services and facilities for every member of the community.</i></p> <p><i>Ref paras: 3.166 - 3.168</i></p> <p>Strategic Policy SP16 – Sport and Play</p> <p><i>The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provision can be addressed and it accords with local requirements.</i></p>

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>Continued</p>	<p>NPPF Policy 7—Requiring good design</p> <p><i>56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</i></p> <p>NPPF Policy 8—Promoting healthy communities</p> <p><i>69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:</i></p> <ul style="list-style-type: none"> <i>opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</i> 	<p>Objective 15 – Physical and Community Infrastructure</p> <p><i>To ensure that, as a priority, adequate infrastructure such as transport, utilities or community facilities are provided at an appropriate time, in order to address current deficiencies and meet the needs of new development.</i></p> <p><i>Ref: 3.182—3.183</i></p> <p>Strategic Policy SP18 – Infrastructure</p> <p><i>The infrastructure required in order to service and deliver new development must be in place or provided at the required phase of the development. Generally, the Council will seek to identify needs and deficiencies in public, voluntary and commercial service provision and seek new approaches to meet those needs and address deficiencies. This will entail the provision of funding from local and national government sources as well as the private sector.</i></p> <p>Strategic Policy SP27 – Key and Local Service Centres</p> <p><i>The strategy for the communities outside of the Market Towns and the Major Centres and identified as Key and Local Service Centres .</i></p>

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>Continued</p>	<ul style="list-style-type: none"> • <i>safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</i> • <i>safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.</i> <p><i>70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <ul style="list-style-type: none"> • <i>plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</i> • <i>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;</i> 	<p><i>(e) secure the provision of services and facilities required to meet the day to day needs of the local population, primarily at locations within the Key Service Centres but supported by increased access provision to enable residents of the smaller settlements to utilise them;</i></p> <p>Development Management Policy DM22 – Design: Function</p> <p><i>Proposals should make provision for their functional requirements. Planning permission will be granted for new development if the following criteria are met:</i></p> <ul style="list-style-type: none"> <i>(a) The design and layout of the development provides and maintains safe and convenient access for people with disabilities;</i> <i>(b) New development generally makes adequate provision for public transport, cars, cycling, garages, parking areas, access ways, footways, etc in a manner whereby such provision does not dominate or prejudice the overall quality of design and appearance;</i> <i>(c) Provision is made to enable access, turning and manoeuvring for emergency vehicles and the collection of waste; and</i> <i>(d) Proposals for development take into account the need for crime prevention. Particular attention will be paid to such features as secure design, natural surveillance, adequate lighting and visibility.</i> <p><i>Proposals aimed at reducing crime within existing development areas will be supported provided that they are not in conflict with the objectives of other plan policies.</i></p>

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>Continued</p>	<p>NPPF Policy 10 — Meeting the challenge of climate change, flooding and coastal change</p> <p><i>93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.</i></p>	<p>Development Management Policy DM30 – Key Facilities</p> <p><i>The redevelopment or change of use of key facilities within rural communities and local and district centres in urban areas will be permitted where:</i></p> <ul style="list-style-type: none"> a) <i>the existing use is not, or cannot be made to be financially viable, nor sold as a going concern; or</i> b) <i>the local community has not come forward with a realistic proposal to assume operation of the business.</i> <p>Development Management Policy DM31 – Public Buildings</p> <p><i>In the event of ‘public’ buildings, such as schools, churches, museums or halls becoming redundant or available, planning permission for a change of use to a recreational or community use will be supported as a priority.</i></p>

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP1</p> <p>Continued</p>		<p>Development Management Policy DM32 – Sport and Play</p> <p><i>Proposals for new facilities for sport and play will be considered in relation to the character of the location, the scale of the settlement, the impact on landscape and townscape, access provision, highway safety and residential amenity.</i></p> <p><i>Proposals that involve the loss of existing sports facilities and playing space (youth and adult) whether public, private or a school facility will be judged against:</i></p> <ul style="list-style-type: none"> <i>(a) the overall needs of the community;</i> <i>(b) adopted standards of provision;</i> <i>(c) the availability of comparable facilities elsewhere;</i> <i>(d) the contribution which a facility makes to the character of an area; and</i> <i>(e) its value for informal recreation.</i> <p><i>Where the loss of the facility would result in a shortfall in provision or would exacerbate an already existing shortfall, an equivalent facility must be provided in a location agreed with the District Council and secured by a planning obligation, or other legal agreement.</i></p>

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP2</p> <p>The Rendlesham District Centre Local Green Space (as defined in Fig 35 of the RNP) will not be built on because of its close proximity and its special and local character to the community it serves.</p> <p>This protected area will be maintained and enhanced and, where appropriate, funds derived from development elsewhere in Rendlesham should support this.</p> <p>Green space provides an important function within the central area and will be retained as community open space.</p>	<p>NPPF Policy 8—Promoting Healthy Communities Paras 69, 73,74, 76, 77</p> <p><i>Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</i></p> <p>NPPF: (Ref: 77).</p> <p><i>The designation should only be used:</i></p> <ul style="list-style-type: none"> • <i>where the green space is in reasonably close proximity to the community it serves;</i> • <i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and</i> • <i>where the green area concerned is local in character and is not an extensive tract of land.</i> 	<p>Strategic Policy SP1 – Sustainable Development</p> <p>SP15—Landscape and Townscape</p> <p>Objective 13 – Accessibility</p> <p>Strategic Policy SP16 – Sport and Play</p> <p>Strategic Policy SP17 – Green Space <i>The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character.</i></p> <p>Objective 15 – Physical and Community Infrastructure</p> <p>Strategic Policy SP18 – Infrastructure</p> <p>Development Management Policy DM32 – Sport and Play</p> <p>Strategic Policy SP1 – Sustainable Development</p> <p>SP15—Landscape and Townscape</p> <p>Objective 13 – Accessibility</p> <p>Strategic Policy SP16 – Sport and Play</p> <p>Strategic Policy SP17 – Green Space</p>

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
<p>RNPP3</p> <p>In Rendlesham there are no allotments. New residential or mixed use development is required to make provision towards meeting the identified local need.</p>	<p>NPPF Policy 8—Promoting healthy communities</p>	<p>3.172 <i>A comprehensive green infrastructure network will be achieved by establishing and maintaining a network of accessible, good quality play spaces, sport and recreation facilities (including allotments) based on established standards. In addition there will be a growing network of natural green spaces across the district based upon local standards to be created.</i></p> <p>5.90 <i>In 2005 the Government commissioned the University of Derby to undertake research on allotments in England. The Government recognises that allotments provide many benefits and can help improve the quality of life in communities through the provision of fresh healthy food, exercise and community interaction.</i></p> <p><i>They can also be valuable green spaces and the Government is seeking to ensure that they are properly protected, promoted and cared for.</i></p> <p>5.91 <i>To assist in the provision of allotments, the Council will have regard to Parish Plans which could provide the evidence base to determine whether there is a demand for new allotments.</i></p> <p><i>Where appropriate, opportunities to identify additional provision will be considered through the Area Action Plan, Site Specific Allocations or Neighbourhood Plan documents.</i></p>

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
		<p>5.92 According to the University of Derby study the majority of allotment plot sizes across England are approximately 10m x 30m, with some made smaller (e.g. 10m by 15m) to attract smaller plot users. Proposals for new allotments should aim to provide plots of these sizes.</p> <p>Development Management Policy DM33 – Allotments</p> <p><i>The District Council will encourage the provision of new allotments in order to meet any demand that might be identified.</i></p> <p><i>The Council will resist the loss of existing allotments to other uses unless suitable alternative allotments of equivalent size and quality are provided in the locality. The exceptions to this policy will be where:</i></p> <p><i>(a) there is overwhelming evidence to show that there is unlikely to be any future demand for the allotments; and</i></p> <p><i>(b) other allotments already exist and have the necessary spare capacity, and the District Council is satisfied that a recreation or community use is not appropriate.</i></p>

Basic Conditions Statement

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
		<p>Saved Policies</p> <p>AP 159 - Rendlesham/Wantidsen (Former Base): General Principles</p> <p><i>The development and re-use of the former Base at Rendlesham/Wantidsen will be restricted to the areas shown on the Proposals Map. Proposals must conform with Structure Plan Policy CS8, be of a high quality in terms of design and construction, respect the rural setting, and make appropriate provision for connections to public transport facilities.</i></p> <p><i>Development proposals must accord with a detailed Master Plan and be accompanied by an Environmental Management Plan, Environmental Statement, Traffic Impact Assessment and a strategic landscaping scheme of the highest quality. They will be assessed against the above factors and Policies AP160 and AP161.</i></p>

Basic Conditions Statement

Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
		<p>AP160—Rendlesham (Former Domestic Base): Creation of a New Community</p> <p><i>The development and re-use of the former Domestic Base at Rendlesham, as shown on the Proposals Map, shall include all the following:</i></p> <ul style="list-style-type: none"> A) <i>the creation of a community of a maximum 1220 dwellings (including existing dwellings which remain) of varied size and type within the physical limits as shown on the Proposals Map (Area 1);</i> B) <i>The retention of buildings which could provide a local employment base for this new community;</i> C) <i>Within or abutting Area 1, the provision of new or improved infrastructure and social/community facilities, including:</i> <ul style="list-style-type: none"> i) <i>a full serviced site for a primary school within Area 1;</i> ii) <i>playing fields (north of the A1152) and play areas to meet the Council’s standards (see Policy AP102);</i> iii) <i>a community centre;</i> iv) <i>a network of facilities for pedestrians and cyclists linked to public transport infrastructure;</i>

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Neighbourhood Plan Policy	Regard to NPPF	General Conformity with the Suffolk Coastal Core Strategy
		<p>D) <i>the creation of a Village Centre consisting of, at least, shops, recreation and facilities/services;</i></p> <p>E) <i>All new development to be of the highest quality in terms of such factors as design, layout, materials, landscaping etc;</i></p> <p>F) <i>The implementation of the general principles contained in AP159.</i></p> <p><i>The exceptional circumstances of permitting, within Area 1, the development of “greenfield” land adjacent to the former Domestic Base are only considered to be justified if the redevelopment or reuse of the existing built up area would not:</i></p> <p>i) <i>enable essential social community facilities to be provided to meet the needs of the whole settlement, or</i></p> <p>ii) <i>achieve a comprehensive community.</i></p> <p><i>Consent will not be granted for residential development on “greenfield” land until the District Council has agreed a phasing plan for the entire development and is satisfied that facilities outlined in c) i)-iv) and d) above have or will be provided. In addition, it will be a requirement that such “greenfield” development should contribute towards school needs.</i></p>

Suffolk Coastal District Council

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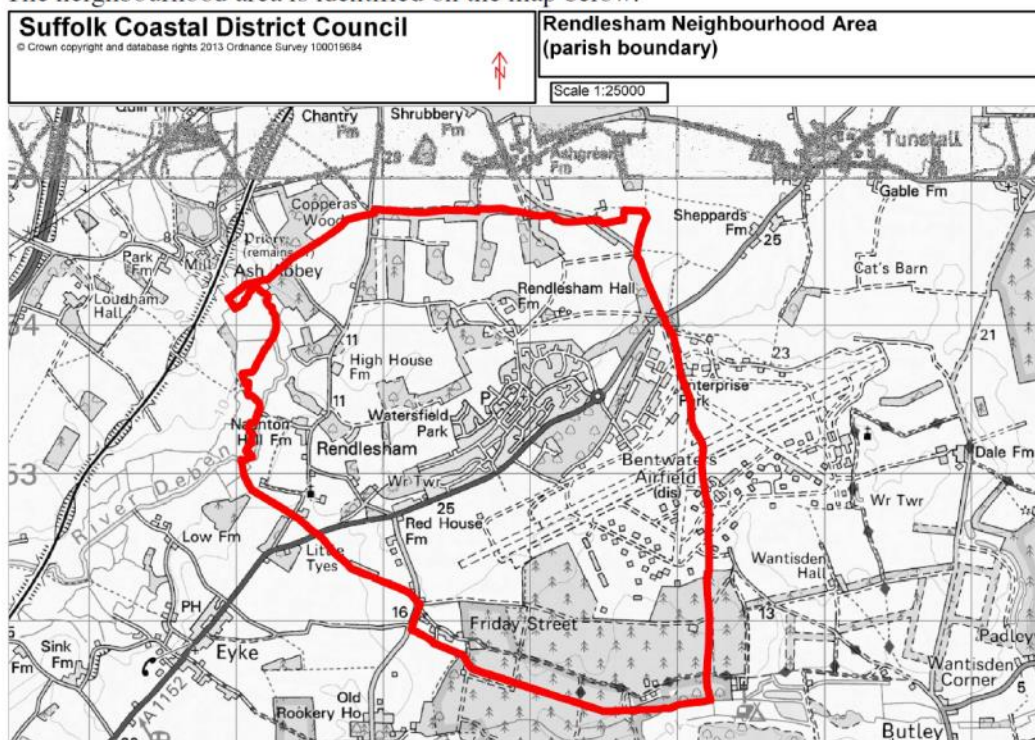
NEIGHBOURHOOD PLANNING NOTICE

The Neighbourhood Planning (General) Regulations 2012 (Article 7)

In accordance with the above Regulations, notice is hereby given that Suffolk Coastal District Council has **APPROVED** the following neighbourhood area:-

Name of neighbourhood area **RENDLESHAM**
Name of “relevant body” **RENDLESHAM PARISH COUNCIL**

The neighbourhood area is identified on the map below.



Signed

Date: 29/10/2013

Philip Ridley - Head of Planning & Coastal Management Services

Determination Statement on the need for Strategic Environmental Assessment (SEA) for the second draft Rendlesham Neighbourhood Plan

1. Introduction

In some circumstances a Neighbourhood Plan could have significant environmental effects and may fall within the scope of the Environmental Assessment of Plan and Programmes Regulations 2004 and so require strategic environmental assessment.

One of the basic conditions that will be tested by the independent examiner is whether the making of the Plan is compatible with European Union Obligations. Whether a Neighbourhood Plan requires a strategic environmental assessment, and the level of detail needed will depend on what is proposed in the draft Neighbourhood Plan.

This screening report is designed to test whether or not the contents of the Rendlesham Neighbourhood Plan (draft pre-submission June 2014) requires a full Strategic Environmental Assessment (SEA). The legislative background below outlines the regulations that require the use of this screening exercise. Section 4 provides a screening assessment of the likely significant effects of the Plan and the need for a full SEA.

The Draft Neighbourhood Plan provides specific planning policy guidance for the future development of the district centre within the village of Rendlesham and the types of uses which will be acceptable with what will be a newly defined district centre area (RNPP1 and RNPP2). One further policy (RNPP3) identifies a need for allotment provision but does not allocate land for that use. Provision of allotments is expected to be achieved as part of any new housing or mixed use site allocations. These allocations will be the responsibility of the Suffolk Coastal District Council through its Site Specific Allocations and Development Management Policies Development Plan Document which is currently in the early stage of preparation.

The vision, objectives and policies of the Neighbourhood Plan are based on the key issues raised by local people. Central to this is the fact that Rendlesham is a community which has seen significant planned expansion over the past 10 years as a redevelopment of a former airbase. However, two key community assets the Angel Theatre and the Sports Centre have been closed to the public since 2009. These two buildings are currently subject to planning applications seeking their re-development and therefore their potential loss. As a relatively new community with a noticeably younger population than is common elsewhere throughout Suffolk Coastal district, consolidation of the district centre and the range of uses it contains is seen as vital to Rendlesham remaining a sustainable settlement and a sustainable community.

The Neighbourhood Plan also acknowledges the significant employment opportunities which exist within the former technical side of the base but notes that planning policies for this area will be dealt with by the District Council through its Site Specific Allocations and Development Management Policies Development Plan Document.

2. Legislative Background

The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the Environment". This document is also known as the Strategic Environmental Assessment or SEA Directive. European Directive 2001/ 42/ EC is transposed into English Law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication "A Practical Guide to Strategic Environmental Assessment Directive" of September 2005 ("the Practical Guide"). This guide sets out a flowchart and a series of numbered questions for assessment which is reproduced below.

The SEA regulations include a definition of “plans or programmes” to which the regulations apply, and which included that such programmes must be “required by legislative, regulatory or administrative provisions.”

A Neighbourhood Development Plan is not required by legislative, regulatory or administrative provisions. It is an optional process under the provision of the Town and Country Planning Act 1990 (subsequently amended by the Localism Act 2011). However, once a Neighbourhood Plan is “made” it becomes part of the statutory development plan for the area to which it applies. As such, it therefore forms part of a plan that is required by legislative provisions.

The Neighbourhood Planning (General) Regulations 2012, Schedules 2 and 3 contain specific provision in respect of Neighbourhood Development Plans. Schedule 2 makes provision in relation to the Habitats Directive. The Directive requires that any Neighbourhood Development Plan likely to have a significant effect on a European site must be subject to an appropriate assessment. (Question 4 of the flowchart)

Schedule 3 makes provision in relation to Environmental Impact Assessment but is applicable only to Neighbourhood Development Orders and not to Neighbourhood Development Plans.

3. Criteria for assessing the effects of Neighbourhood Plans

The Neighbourhood Plan triggers a requirement (S9 of SEA Regulations) to determine whether it is likely to have a significant environmental effect. This requirement is discharged by the “responsible authority” being “the authority by which or on whose behalf [the plan] is prepared” (S2 of SEA Regulations). S9 further sets out that “Before making a determination....the responsible authority shall:

- (a) take into account the criteria specified in Schedule 1 to these Regulations (EIA Regulations); and
- (b) consult the “consultation bodies.”

The “consultation bodies” are defined in section 4 of the SEA Regulations. As the responsible authority, Suffolk Coastal District Council has sought the opinions from the statutory consultation bodies English Heritage, the Environment Agency and Natural England. Their comments are summarised in Section 5 below and appended in full to this determination.

Schedule 1 of the EIA Regulations sets out the criteria for determining likely significant effects as follows:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
- The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.
- Environmental problems relevant to the plan or programme.

- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

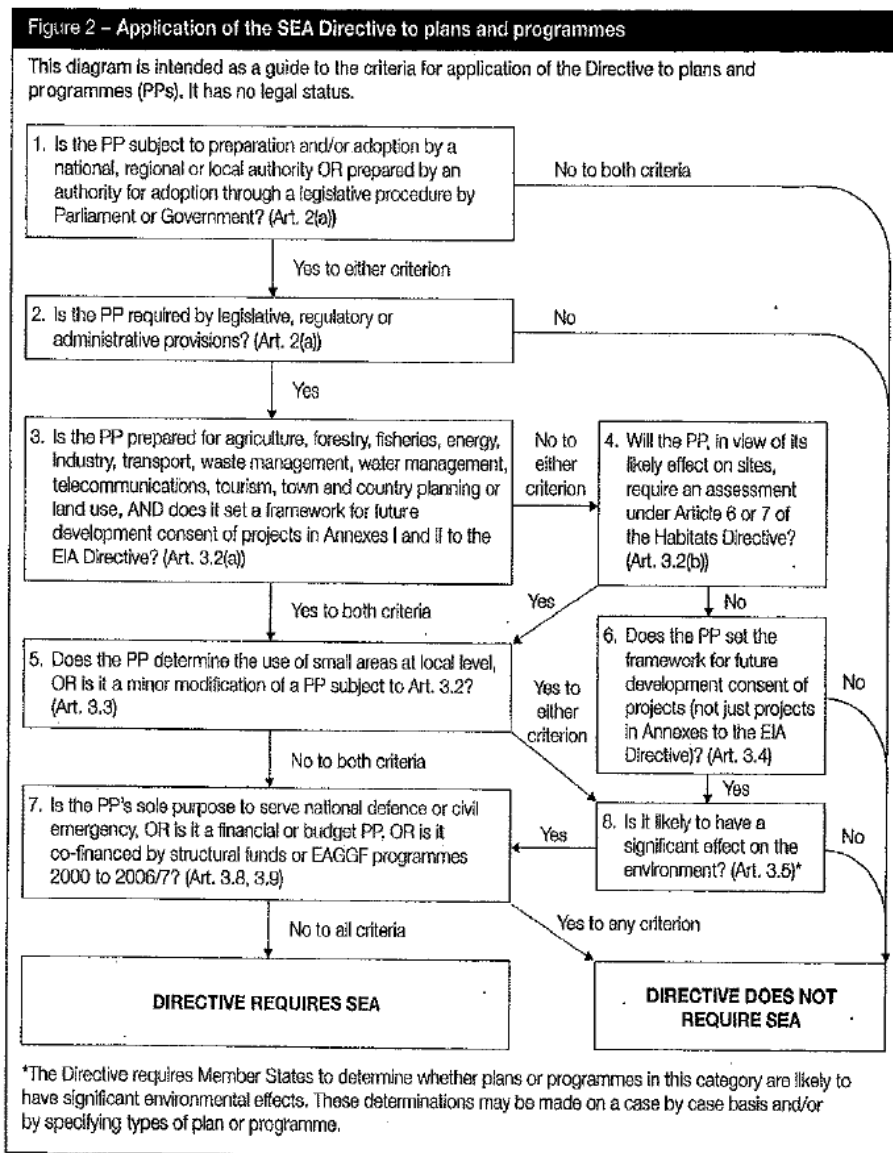
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- The probability, duration, frequency and reversibility of the effects.
- The cumulative nature of the effects.
- The trans boundary nature of the effects.
- The risks to human health or the environment (e.g. due to accidents).
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use; and
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex 2 of SEA Directive 2001/42/EC

4. Assessment

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required.



Source: A Practical Guide to the Strategic Environmental Assessment Directive (2005)

Assessment of whether Rendlesham Neighbourhood Plan will require a full Strategic Environmental Assessment

Stage	Response	Reason
1. Is the PP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	The preparation of and adoption of the Neighbourhood Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The neighbourhood plan is being prepared by Rendlesham Parish Council as the "relevant body" and, subject to successful completion of the relevant processes as set out in The Neighbourhood Planning (General) Regulations 2012; and The Neighbourhood Planning (referendums) Regulations 2012, will be "made" by Suffolk Coastal District Council as the local authority.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	A Neighbourhood Development Plan is not required by legislative, regulatory or administrative provisions. It is an optional process under the provision of the Town and Country Planning Act 1990 (subsequently amended by the Localism Act 2011). However, once a Neighbourhood Plan is "made" it becomes part of the statutory development plan for the area to which it applies. As such, it forms part of a plan that is required by legislative provisions.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	The policies contained in the Neighbourhood Plan determine the use of very small area of land at the local (parish) level (Art 3 (3))
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The scope of the plan does not include housing or employment allocations. These matters are left to the Local Plan.

<p>5. Does the PP determine the use of small areas of land at local level, OR is it a minor modification of a PP subject to Art 3.2? (Art 3.3)</p>	<p>Y</p>	<p>The only site specific policies relate to the long term use of the district centre. These essentially relate to potential new uses akin to those currently provided for.</p>
<p>6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</p>	<p>Y</p>	<p>The neighbourhood plan is to be used for determining future planning applications but not housing or employment.</p>
<p>7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</p>	<p>Question not applicable</p>	
<p>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</p>	<p>N</p>	<p>The neighbourhood plan does not allocate land for housing or employment those matters being left to the Local Plan. The plans influence is limited to controlling the redevelopment of land and buildings within the district centre and for the provision of allotments linked to possible new housing provision. Any new housing provision will be identified and its impact assessed through the Local Plan.</p>

5. Consultation with Statutory Bodies

The Council has a duty to consult with specified environmental organisations (Natural England; English Heritage; and Environment Agency) when determining the need for SEA. In situations where SEA is not deemed to be required, it also has a duty to prepare a statement of its reasons for this determination. An SEA Screening Statement was sent to the following organisations:

- Natural England
- Environment Agency
- English Heritage.

Their comments are summarised below

Organisation	Comment
Natural England	I am pleased to confirm that Natural England is satisfied with the conclusion of the Strategic Environmental Assessment Screening Report (June 2014) that the Rendlesham Neighbourhood Plan is unlikely to have a significant effect on the environment. On this basis we support your conclusion that a Strategic Environmental Assessment is not required.
Environment Agency	We have reviewed the Strategic Environmental Assessment Screening Report ('the report') dated June 2014 and confirm that we agree with the assessment under section 4 of the report. We agree with the conclusion under section 5 of the report that there is no requirement to conduct a Strategic Environmental Assessment in this case.
English Heritage	<p>For the purposes of this consultation, English Heritage will confine its advice to the question "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied in the Screening Report as well as the Pre-Submission Draft of the Rendlesham Neighbourhood Plan (dated June 2014).</p> <p>The Screening Report indicates that the Council considers that the Rendlesham Neighbourhood Plan will not significantly affect any special natural characteristics or cultural heritage of the plan area. On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of SEA Directive, English Heritage concurs with the Council that the preparation of an SEA is not required.</p> <p>The views of other statutory bodies should be taken into account before the overall decision on the need for an SEA is made.</p> <p>To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SA/SEA process and potentially, to specific proposals which may subsequently arise in the Neighbourhood Plan where we consider that, despite the absence of SA/SEA these would have an adverse effect upon the historic environment.</p>

6. Conclusion

Following completion of the flowchart screening, it is concluded that the Rendlesham Neighbourhood Plan will not have any significant environmental impacts and, therefore, that a SEA is not required. This conclusion has been verified through consultation with the Consultation Bodies identified in Section 5 above.

This note therefore constitutes the Council's "Determination Statement" outlining the process that has led to the conclusion that a SEA is not required.

7. The Statement of Determination

It is considered that a Strategic Environmental Assessment is NOT required for the revised draft Rendlesham Neighbourhood Plan for the reasons set out in section 4 above.

Signed



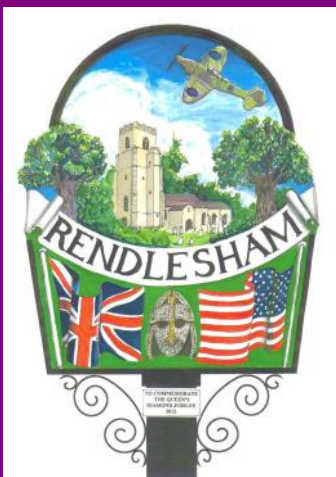
Dated

7th August 2014

Countersigned

Dated

Policy No	Policy
RNPP1 (pg36)	<p>In the Rendlesham District Centre (as defined in Plan x) the emphasis will be on maintaining and enhancing those uses and services the community has identified.</p> <p>Redevelopment or change of use of existing or established public buildings and/or key facilities will be permitted where the redevelopment or change of use is for either leisure, education, retail or community use.</p> <p>Proposals for redevelopment or change of use involving employment development will only be permitted where they maintain and enhance the existing or established leisure, education, retail or community uses and future needs thereof.</p> <p>Proposals for redevelopment or change of use involving residential development will only be permitted where they maintain and enhance the existing or established employment, leisure, education retail or community uses and future needs thereof.</p>
RNPP2 (pg 47)	<p>The Rendlesham District Centre Local Green Space (as defined in Plan 21) will not be developed because of its close proximity to and its special and local character to the community it serves. This protected area will be maintained and enhanced and where appropriate funds derived from development elsewhere in Rendlesham should support this.</p>
RNPP3 (pg 57)	<p>In Rendlesham there are not allotments. New residential or mixed use development on Allocated Sites is required to make provision towards meeting the identified local need.</p>



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