

# WICKHAMBROOK NEIGHBOURHOOD PLAN 2023 - 2041



## BASIC CONDITIONS STATEMENT

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WICKHAMBROOK Parish Council

March 2025

Prepared for Wickhambrook Parish Council by  
Places4People Planning Consultancy  
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# 1 Introduction

- 1.1 As part of the formal submission of the Wickhambrook Neighbourhood Plan to West Suffolk Council, there is a requirement for the Parish Council, as the 'qualifying body' to illustrate that they have complied with a series of 'basic conditions' as set out in the Town & Country Planning Act 1990 (as amended). This Statement accompanies the submission to the local planning authority, West Suffolk Council, of the Wickhambrook Neighbourhood Plan under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations"). Regulation 15 requires a submission neighbourhood development plan to be accompanied by *"a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act"*.
- 1.2 This statement has been prepared in order to confirm compliance with these basic conditions as follows:
- Section 2** identifies the legislative requirements for the 'basic conditions'
- Section 3** identifies how the Plan Objectives and Policies are in general conformity with the National Planning Policy Framework and the Strategic Policies of the adopted and emerging Local Plan.
- Sections 4** confirms that the neighbourhood plan is compatible with the Convention Rights.
- It is considered that the Neighbourhood Plan complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.
- 1.3 Pre-submission consultation under Regulation 14 took place from 4 November to 22 December 2023. This Basic Conditions Statement therefore, reflects the plan as amended to take account of comments received.

## 2. Legal Requirements

2.1 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the “Basic Conditions” that the neighbourhood plan must comply with.

2.2 Paragraph 8 (1) states that the examiner must consider:

- (a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- (b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act,
- (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- (e) such other matters as may be prescribed.

2.3 Paragraph 8 (2) states that a draft neighbourhood development plan meets the basic conditions if:

- (a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, retained EU obligations, and
- (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The requirements of Paragraph 8(2(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions test.

2.4 Paragraph 8 (6) stipulates that the examiner is not to consider any matter that does not fall within subparagraph (1) apart from considering whether the draft neighbourhood plan is compatible with the Convention rights.

2.5 On 28 December 2018 the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 came into force. Amongst other things, these Regulations amend the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) which stated:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects.

The Regulations substitute this with a new basic condition which states:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.



## Meeting the Legal Requirements

Compliance with the individual elements of the legal requirements is set out below.

Requirement	Interpretation	NP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.	This is considered in detail in later sections of this Statement.
4B 8 (1)(b) Whether the Draft Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	Compliance with Sections 38A and 38B is demonstrated in the following rows.
	Section 38A(1) "any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan."	The Neighbourhood Plan has been submitted by Wickhambrook Parish Council, a qualifying body (as defined in the Localism Act 2011).
	Section 38A(2) A "Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."	The NP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Wickhambrook, as designated by West Suffolk Council originally on 4 October 2021. Due to a boundary change as a result of a community governance review a revised area was confirmed on 3 April 2023. The boundary of the Neighbourhood Area is shown in the NP.
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP.

Requirement	Interpretation	NP response
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the NP is from 2023 to 2041.
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The NP does not contain policies relating to excluded development as defined in Section 61K of the Planning and Compulsory Purchase Act 2004
	Section 38B1(c) A Neighbourhood Development Plan may not relate to more than one neighbourhood area	The NP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as designated by West Suffolk Council originally on 4 October 2021. Due to a boundary change as a result of a community governance reviews a revised area was confirmed on 3 April 2023.
	Section 38B(2) Only one Neighbourhood Development Plan may be made for each neighbourhood area.	There are currently no other NP's in place in this neighbourhood area.
	Section 38B(3) If to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.	There are no conflicts within the NP
	Section 38B(4)(a) Regulations made by the Secretary of State may make provisions for "restricting the provision that may be included in Neighbourhood Development Plans about the use of land."	The Neighbourhood Planning (General) Regulations 2012 (as amended) have been used to inform the process of making the NP.



Requirement	Interpretation	NP response
	These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012 (as amended).	
	Section 38B(4)(b) Regulations made by the Secretary of State may make provisions "requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations."	<p>A screening process was carried out by the local planning authority in July 2024 to determine whether a Strategic Environment Assessment (SEA) or Habitats Regulations Assessment (HRA) would be required in support of the Neighbourhood Plan. It was concluded that in respect of the Habitats Regulations Assessment, likely significant effects cannot be screened out and therefore Appropriate Assessment is required.</p> <p>In respect of strategic environmental assessment, the SEA Directive requires that if an eligible plan or programme requires an appropriate assessment under the Habitats Directive, then that plan or programme will also require an SEA.</p> <p>The draft Plan and policies included in the Submission Plan were subject to a full Environment Assessment carried out by AECOM and published in February 2025.</p>
	Section 38B, which include paragraphs 38B(4)(c), 5 & 6,	The remaining requirements of Section 38B are not of relevance to this Basic Conditions Statement
4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area	This requires the examiner to consider whether the area for any referendum should	The NP relates solely to land that falls within the Parish of Wickhambrook.

Requirement	Interpretation	NP response
	extend beyond the NP Area to which it relates.	
4B 8 (1)(e) Other Matters 3.28.	This requires the examiner to consider such other matters as may be prescribed	There are no other prescribed matters.
Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018	These Regulations require an Appropriate Assessment of the Plan to be carried out should the SEA and HRA Screening Opinion deem it necessary.	<p>Following screening, it was concluded that in respect of the Habitats Regulations Assessment, likely significant effects cannot be screened out and therefore Appropriate Assessment is required.</p> <p>The draft Plan and policies included in the Submission Plan were subject to a full Habitats Regulations Assessment carried out by AECOM and published in February 2025.</p>

### 3. Compliance with Basic Conditions

3.1 Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act sets out the basic conditions that must be met by a draft Neighbourhood Plan. Subsections (a), (d), (e), (f), and (g) are of relevance to this statement. The Regulations state that the neighbourhood plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area; and
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

#### National Policy

3.2 The Wickhambrook Neighbourhood Plan must have appropriate regard to national policy. The following section describes how the Plan relates to the National Planning Policy Framework (NPPF) the latest version of which was published in December 2024. The December 2024 NPPF has been used as the basis to assess the Neighbourhood Plan in terms of its regard to national policies. The NPPF is framed around a basic premise of achieving sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system to have regard to three overarching objectives:

- a) "an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

3.3 The NPPF contains thirteen topic-based chapters in which more detailed policy guidance is set out for plan making and decision taking. Table 1, below, identifies how the Plan meets the basic condition of having regard to the NPPF by assessing the Plan against the principles for each of the NPPF topic-based chapters.

**Table 1 - Compatibility of the Plan's objectives and policies against the NPPF Core Principles**

NPPF Topic	Wickhambrook NP Objectives	Wickhambrook NP Policies
Delivering a sufficient supply of homes	<p><b>Development Location</b> 1. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.</p> <p><b>Housing</b> 2. New housing development will reflect Wickhambrook's status as a Local Service Centre within the "Settlement Hierarchy" of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.</p> <p>3. New housing should be located where it is safely accessible by sustainable modes to the village's services and facilities.</p> <p>4. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.</p>	<p>WHB 1 – Spatial Strategy WHB 2 – Land West of Bunter's Road</p>
Building a strong, competitive economy	<p><b>Employment and Local Economy</b> 5. A range of employment opportunities in the Parish will be retained and supported where there will not be a detrimental impact on the environment, services and infrastructure.</p>	<p>WHB 5 – Employment Sites WHB 6 – New Business and Employment Development</p>

NPPF Topic	Wickhambrook NP Objectives	Wickhambrook NP Policies
Ensuring the vitality of town centres	<p><b>Services and Facilities</b></p> <p>11. The level of services and facilities will be protected and improved.</p> <p>12. The range of existing community facilities and services will be improved.</p>	WHB 15 – Community Facilities
Promoting healthy and safe communities	<p><b>Housing</b></p> <p>3. New housing should be located where it is safely accessible by sustainable modes to the village's services and facilities.</p> <p><b>Built Environment and Design</b></p> <p>10. New development will not have a detrimental impact on the quality of life of existing residents.</p> <p><b>Highways and Travel</b></p> <p>13. The capacity and safety of the road network to cope with new development will be ensured.</p> <p>14. The improvement of bus services to nearby towns will be encouraged.</p> <p>15. The Public Rights of Way network will be protected, maintained and improved.</p>	<p>WHB 3 – Housing Design</p> <p>WHB 4 – Low Energy and Energy Efficient Housing Design</p> <p>WHB 9 – Local Green Spaces</p> <p>WHB 11 – Development Design Considerations</p> <p>WHB 16 – Open Space, Sport and Recreation Facilities</p> <p>WHB 17 – Public Rights of Way</p>
Promoting sustainable transport	<p><b>Highways and Travel</b></p> <p>13. The capacity and safety of the road network to cope with new development will be ensured.</p> <p>14. The improvement of bus services to nearby towns will be encouraged.</p> <p>15. The Public Rights of Way network will be protected, maintained and improved.</p>	<p>WHB 11 – Development Design Considerations</p> <p>WHB 17 – Public Rights of Way</p>

NPPF Topic	Wickhambrook NP Objectives	Wickhambrook NP Policies
Supporting high quality communications	<b>Built Environment and Design</b> 9. High-quality and eco-friendly development will reinforce the local character of the village.	WHB 11 – Development Design Considerations
Making effective use of land	<b>Development Location</b> 1. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as being well related to the existing services and facilities in the village centre.	WHB 1 – Spatial Strategy WHB 3 – Housing Design WHB 11 – Development Design Considerations
Achieving well-designed places	<b>Housing</b> 2. New housing development will reflect Wickhambrook’s status as a Local Service Centre within the “Settlement Hierarchy” of West Suffolk and provide a range of types, sizes, prices and tenures that meets the needs of all age groups and incomes.  3. New housing should be located where it is safely accessible by sustainable modes to the village’s services and facilities.  4. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.  <b>Natural Environment</b> 6. The rural character of the Parish will be protected and, where possible, enhanced.  <b>Built Environment and Design</b> 8. Wickhambrook’s built heritage assets will be protected.	WHB 3 – Housing Design WHB 4 – Low Energy and Energy Efficient Housing Design WHB 7 – Protecting Wickhambrook’s Landscape Character WHB 9 – Local Green Spaces WHB 10- Buildings and Structures of Local Significance WHB 11 – Development Design Considerations WHB 12 – Sustainable Construction Practices WHB 14 – Dark skies



NPPF Topic	Wickhambrook NP Objectives	Wickhambrook NP Policies
	<p>9. High-quality and eco-friendly development will reinforce the local character of the village.</p> <p>10. New development will not have a detrimental impact on the quality of life of existing residents.</p>	
Protecting Green Belt land	Not applicable to Wickhambrook	None
Meeting the challenge of climate change, flooding and coastal change	<p><b>Housing</b></p> <p>4. Homes should incorporate measures to ensure they are accessible for all needs, incorporate energy saving features and make use of sustainable approaches to building.</p> <p><b>Built Environment and Design</b></p> <p>9. High-quality and eco-friendly development will reinforce the local character of the village.</p>	<p>WHB 4 – Low Energy and Energy Efficient Housing Design</p> <p>WHB 11 – Development Design Considerations</p> <p>WHB 12 – Sustainable Construction Practices</p> <p>WHB 13 – Flooding and Sustainable Drainage</p>
Conserving and enhancing the natural environment	<p><b>Natural Environment</b></p> <p>6. The rural character of the Parish will be protected and, where possible, enhanced.</p> <p>7. Natural habitats will be protected and enhanced</p>	<p>WHB 7 – Protecting Wickhambrook's Landscape character</p> <p>WHB 8 – Biodiversity and Habitats</p> <p>WHB 9 – Local Green Spaces</p> <p>WHB 10- Buildings and Structures of Local Significance</p> <p>WHB 11 – Development Design Considerations</p> <p>WHB 13 – Flooding and Sustainable Drainage</p> <p>WHB 14 – Dark skies</p> <p>WHB 15 – Community Facilities</p> <p>WHB 17 – Public Rights of Way</p>
Conserving the historic environment	<p><b>Development Location</b></p> <p>1. New development should minimise the loss of the best quality agricultural land and its impact on the natural and historic environment as well as</p>	<p>WHB 1 – Spatial Strategy</p> <p>WHB 7 – Farm Diversification</p> <p>WHB 10- Buildings and Structures of Local Significance</p> <p>WHB 11 – Development Design Considerations</p>

NPPF Topic	Wickhambrook NP Objectives	Wickhambrook NP Policies
	<p>being well related to the existing services and facilities in the village centre.</p> <p><b>Built Environment and Design</b>  8. Wickhambrook's built heritage assets will be protected.</p>	
Facilitating the sustainable use of minerals	Not applicable to Wickhambrook	None

## How the purpose of the Neighbourhood Plan policies achieve sustainable development

3.4 The table below identifies the purpose of each policy in the Plan and its intended outcome in relation to achieving sustainable development as defined by the NPPF.

Policy	Purpose	Outcome
WHB 1	Identifies where new development will be permitted.	To ensure the character and form of the village is retained.
WHB 2	Allocates a site for development purposes	Ensures the development allocated reflects local character and meets the needs of the community.
WHB 3	To encourage new houses in the village to reflect local needs, being of an appropriate size and design .	Encourages the provision of homes to meet the local housing need to retain young and older people within the ...
WHB 4	Sets out energy efficient design criteria for new housing developments.	Contributes to ensuring that development proposals have a positive impact on the settlement.
WHB 5	Requires the retention and development of employment sites.	To ensure local employment opportunities are retained in the area.
WHB 6	Allows for new business development in the area.	To promote new local employment opportunities in the area.
WHB 7	Protect the landscape setting and character of the parish.	Contributes to protecting and enhancing the natural environment and character of the area.
WHB 8	Protecting and maintaining features of biodiversity value	Contributes to protecting and enhancing the natural environment and character of the area.
WHB 9	Designates 12 local green spaces.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
WHB 10	Seeks to protect buildings of local interest.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
WHB 11	To ensure that proposals for new development are of high quality and respect local characteristics.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.
WHB 12	Sets out guidance for new planning applications in terms of sustainable construction practices.	Ensures best practise is utilised with regard to techniques in the construction and operation of buildings.
WHB 13	To reduce the impact of various sources of flooding in the area.	Ensures development proposals incorporate appropriate sustainable drainage mechanisms.

Policy	Purpose	Outcome
WHB 14	Limit the impacts of outdoor lighting on the local environment.	To ensure that the residential amenity and character of the area is retained.
WHB 15	Supports the retention and improvement of community facilities and services in the parish.	Maintains existing parish services and reduce the need to travel.
WHB 16	Supports the retention of the open space and recreational facilities.	To ensure locals have access to recreational facilities to improve health and well being.
WHB 17	Seeks improve of the public rights of way network.	To ensure existing provision is improved and extended to the benefit of the local community.

## General conformity with the strategic policies contained in the development plan

3.5 The Neighbourhood Plan must demonstrate that it is in general conformity with the strategic policies of development plan for the local authority area concerned. The development plan currently in force for the Wickhambrook Neighbourhood Plan comprises three local plan documents:

- The St Edmundsbury Core Strategy (2008);
- The Rural Vision 2031 (2014); and
- The Joint Development Management Policies document (2015)

3.6 West Suffolk Council commenced a review of the local plan in 2020. It will replace the policies of the above documents on adoption which is anticipated for summer 2025. The draft West Suffolk Local Plan is currently going through its independent examination which commenced in May 2024. Immediately prior to the submission of the Plan the Council published the Proposed Post- Examination Modifications for consultation. The Modifications included changing some policies to strategic policies. On this basis, this Basic Conditions Statement also includes reference to the Regulation 19 strategic policies in the West Suffolk Local Plan and those in the Proposed Modifications dated March 2025.

3.7 The Government's Planning Practice Guidance states:

"Strategic policies will be different in each local planning authority area. When reaching a view on whether a policy is a strategic policy the following are useful considerations:

- whether the policy sets out an overarching direction or objective
- whether the policy seeks to shape the broad characteristics of development
- the scale at which the policy is intended to operate
- whether the policy sets a framework for decisions on how competing priorities should be balanced
- whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- in the case of site allocations, whether bringing the site forward is central to

achieving the vision and aspirations of the Local Plan

- whether the Local Plan identifies the policy as being strategic”

- 3.8 The Basic Conditions Statement assesses compatibility of the Neighbourhood Plan policies against the identified strategic policies that are considered relevant to the Neighbourhood Area. Those that are not considered relevant are listed in Appendix A of this statement.
- 3.9 The table below provides details of the policies in the development plan, a link to the Neighbourhood Plan policy (where relevant) and a narrative of conformity of the Neighbourhood Plan with the development plan.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
St Edmundsbury Core Strategy (2010)		
CS1 St Edmundsbury Spatial Strategy	WHB 1 Spatial Strategy	The Core Strategy policy focuses most development on Bury St Edmunds and Haverhill , whilst protecting the natural and historic environment. The Wickhambrook NP does not undermine that strategy.
CS2 Sustainable Development	All policies	The policy sets out many criteria by which development proposals will be considered to deliver sustainable development. The Neighbourhood Plan does not conflict with this requirement.
CS3 Design and Local Distinctiveness	WHB 3 Housing Design WHB 7 Protecting Wickhambrook's Landscape Character WHB 10 Buildings and Structures of Local Significance WHB 11 Development Design Considerations	The policy identifies a number of criteria against which proposals will be judged in order to "contribute to a high quality, safe and sustainable environment." The Neighbourhood Plan does not conflict with this requirement, but adds local detail.
CS4 Settlement Hierarchy and Identity	WHB 1 Spatial Strategy WHB 2 Land West of Bunter's Road	The Core Strategy identifies which settlements fall within identified categories. Wickhambrook is defined as a Local Service Centre, where small scale housing and employment is encouraged. The Neighbourhood Plan does not conflict with this requirement and includes an allocation for new housing development and positively supports employment provision.
CS5 Affordable Housing	No specific policies apply	The Core Strategy policy sets the site threshold for when affordable housing should be provided. It has, to some extent, been superseded by Government policy in that sites of between 5 and 9 dwellings can no longer seek affordable housing. The Neighbourhood Plan does not conflict with this requirement.



Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CS6 Gypsies, Travellers and Travelling Showpeople	No specific policies apply	The policy requires the provision of sites for Gypsies, Travellers and Travelling Showpeople. The Neighbourhood Plan does not conflict with this requirement.
CS7 Sustainable Transport	WHB 17 Public Rights of Way	The policy is broad covering various transport matters. The Neighbourhood Plan does not conflict with this policy. Community Actions refer to footpaths and bridges, highway maintenance and traffic management.
CS8 Strategic Transport Improvements	WHB 17 Public Rights of Way	The policy refers to a number of specific schemes and includes reference to improving public rights of way. The Neighbourhood Plan does not conflict with this policy and adds local detail.
CS9 Employment and the Local Economy	WHB 5 Employment Sites WHB 6 New Business and Employment Development	The policy seeks to protect existing sites to ensure there is sufficient provision of land and sites available for economic growth. The Neighbourhood Plan also seeks to allow for new employment provision and protecting the existing.
CS10 Retail, Leisure, Cultural and Office Provision	WHB 15 Community Facilities	The policy seeks to protect existing sites to meet changing needs. The Neighbourhood Plan does not conflict with this policy.
CS13 Rural Areas	WHB 1 Spatial Strategy WHB 2 Land West of Bunter's Road WHB 5 Employment Sites WHB 6 New Business and Employment Development	<p>The policy reflects the level of development anticipated in accordance with the settlement hierarchy identified in Policy CS4. The supporting text states " <i>Although small, the village is relatively well equipped to provide for day-to-day local needs with a primary school, GPs " surgery, social centre, sports and play facilities, a convenience store, post office and petrol station. It is a hub for a number of smaller villages and rural hamlets but has limited public transport and local employment opportunities.</i>"</p> <p>The Neighbourhood plan supports that approach.</p>

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CS14 Community Infrastructure Capacity and Tariffs	No specific policies apply	The policy reflects the Infrastructure Delivery Plan to ensure that new development and provision of infrastructure is co-ordinated. The Neighbourhood Plan does not conflict with this approach.
CS15 Plan, Monitor and Manage	No specific policies apply	The Core Strategy policy sets out how the delivery of the Local Development Framework will be monitored and reviewed. The Neighbourhood Plan does not conflict with this approach.
<b>Rural Vision 2031 (2014)</b>		
RV1 Presumption in Favour of Sustainable Development	All policies support the principal of sustainable development	The Neighbourhood Plan has been prepared to ensure that its policies support appropriate sustainable development commensurate to the size and location of Wickhambrook.
RV2 Neighbourhood Development Plans and Neighbourhood Development Orders in the Rural Areas	All policies in the Neighbourhood Plan	Policy RV2 sets criteria that Neighbourhood Plans must meet. The Neighbourhood Plan satisfies these requirements in particular the level of development proposed.
RV9 Green Infrastructure in the Rural Areas	WHB 7 Protecting Wickhambrook's Landscape Character WHB 9 Local Green Spaces WHB 11 Development Design Considerations WHB 13 Flooding and Sustainable Drainage WHB 16 Open Space, Sport and Recreation Facilities	The policy seeks to ensure the green infrastructure network is maintained, protected and enhanced. Various policies in the Neighbourhood Plan support this approach.
RV25 Wickhambrook	WHB 1 Spatial Strategy	The policy allocates land at Nunnery Green and Cemetery Hill for 22 units – this development has been implemented.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
<b>Joint Development Management Policies Local Plan Document (2015)</b>		
DM1 Presumption in Favour of Sustainable Development	All policies support the principal of sustainable development	The Neighbourhood Plan has been prepared to ensure that its policies support appropriate sustainable development commensurate to the size and location of Wickhambrook.
DM2 Creating Places – Development Principles and Local Distinctiveness	WHB 3 Housing Design WHB 4 Low Energy and Energy Efficient Housing Design WHB 7 Protecting Wickhambrook’s Landscape Character WHB 8 Biodiversity and Habitats WHB 9 Local Green Spaces WHB 10 Buildings and Structures of Local Significance WHB 11 Development Design Considerations	Policy DM2 identifies many criteria against which proposals will be judged in relation to achieving high quality design and creating locally distinct places. The Neighbourhood Plan policies compliment this policy by identifying locally distinct characteristics and features.
DM5 Development in the Countryside	WHB 1 Spatial Strategy	Policy WHB1 compliments the Local Plan policy by setting out the type and nature of development in association with its designation as a local service centre.
DM6 Flooding and Sustainable Drainage	WHB 11 Development Design Considerations WHB 13 Flooding and Sustainable Drainage	The policy requires proposals to set out how they would deal with on-site drainage to not exacerbate flooding issues elsewhere. The Neighbourhood Plan reinforces a number of aspects expressed in the policy.
DM7 Sustainable Design and Construction	WHB 3 Housing Design WHB 4 Low Energy and Energy Efficient Housing Design WHB 11 Development Design Considerations WHB 12 Sustainable Construction Practices	The policy sets out the requirements to meet sustainable design and construction and optimise energy efficiency. The Neighbourhood Plan reinforces a number of aspects expressed in the policy.
DM8 Low and Zero Carbon Energy Generation	WHB 3 Housing Design WHB 4 Low Energy and Energy Efficient Housing Design WHB 11 Development Design Considerations WHB 12 Sustainable Construction Practices	The policy includes a number of criteria to be met when considering low carbon or renewable energy schemes. The Neighbourhood Plan does not conflict with this approach and adds local detail.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
DM9 Infrastructure Services and Telecommunications Development	WHB11 Development Design Considerations	The policy seeks to reduce intrusion and visual impact from infrastructure and telecommunications proposals. The Neighbourhood Plan does not conflict with this approach.
DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance	WHB 8 Biodiversity and Habitats	The policy includes a number of criteria to be satisfied when considering development proposals. The Neighbourhood Plan does not conflict with this approach.
DM11 Protected Species	WHB 8 Biodiversity and Habitats	The policy specifically refers to protected species which are also protected by other legislation. The Neighbourhood Plan does not conflict with this approach.
DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity	WHB 8 Biodiversity and Habitats WHB11 Development Design Considerations	The policy refers to enhancing biodiversity. The Neighbourhood Plan policy strengthens this by adding more detail and specific requirements to be met through new proposals.
DM13 Landscape Features	WHB 7 Protecting Wickhambrook's Landscape Character WHB 8 Biodiversity and Habitats WHB 9 Local Green Spaces WHB 11 Development Design Considerations WHB 14 Dark Skies	The policy sets out where proposals would be considered in terms of the impact on character of the landscape, wildlife and amenity value. The Neighbourhood Plan policy strengthens this by adding more detail and specific requirements to be met through new proposals.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards	WHB 7 Protecting Wickhambrook's Landscape Character WHB 8 Biodiversity and Habitats WHB 9 Local Green Spaces WHB11 Development Design Considerations WHB 13 Flooding and Sustainable Drainage WHB14 Dark Skies	The policy requires proposals to minimise emissions and other forms of pollution. The Neighbourhood Plan does not conflict with this approach and adds local details.
DM15 Listed Buildings	No specific policies apply	The policy sets out detailed requirements to proposals affecting listed buildings. The Neighbourhood Plan does not conflict with this approach.
DM16 Local Heritage Assets and Buildings Protected by an Article 4 Direction	WHB10 – Buildings and Structures of Local Significance WHB11 – Development Design Considerations	The policy requires certain criteria to be met when considering proposals for local heritage assets. The Neighbourhood Plan does not conflict with this approach.
DM18 New Uses for Historic Buildings	No specific policies apply	The policy sets out where changes to historic buildings would be accepted. The Neighbourhood Plan does not conflict with this approach.
DM20 Archaeology	No specific policies apply	The policy refers to the protection of sites of archaeological importance. The Neighbourhood Plan does not conflict with this approach.
DM21 Enabling Development	WHB10 – Buildings and Structures of Local Significance WHB11 – Development Design Considerations	This relates to development to secure the future of a listed building or other heritage asset. The Neighbourhood Plan does not conflict with this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
DM22 Residential Design	WHB 3 Housing Design WHB 4 Low Energy and Energy Efficient Housing Design WHB 11 Development Design Considerations WHB 12 Sustainable Construction Practices	The policy expresses a number of considerations for new residential proposals to meet. Various policies in the Neighbourhood Plan add local detail.
DM23 Special Housing Needs	WHB 3 Housing Design	The policy refers to allowing proposals for the elderly or vulnerable people. The Neighbourhood Plan does not conflict with this approach.
DM24 Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage	WHB11 Development Design Considerations	The policy refers to extensions and alterations to existing dwellings whether within the settlement boundary or in the countryside. The Neighbourhood Plan does not conflict with this approach.
DM25 Extensions to Domestic Gardens within the Countryside	WHB 1 Spatial Strategy WHB 7 Protecting Wickhambrook's Landscape Character WHB11 – Development Design Considerations	The policy specifically applies to extending residential gardens within the countryside. The Neighbourhood Plan does not conflict with this approach.
DM26 Agricultural and Essential Workers Dwellings	No specific policies apply	The policy allows for new dwellings in the countryside where they are related to the functioning of a rural enterprise. The Neighbourhood Plan does not conflict with this approach.
DM27 Housing in the Countryside	WHB1 Spatial Strategy WHB4 – Housing Design WHB 7 Protecting Wickhambrook's Landscape Character WHB11 – Development Design Considerations	The policy allows for new housing in the countryside subject to specific criteria being met. There are groups of dwellings in the Neighbourhood Plan area that would conform with this Policy in that they form a "closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway". These include Wickham Street adjoining the A143



Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		and Clopton Park/Clopton Green/Bury Road. The Neighbourhood Plan does not conflict with this approach.
DM28 Residential Use of Redundant Buildings in the Countryside	WHB 7 Protecting Wickhambrook's Landscape Character WHB11 – Development Design Considerations	The policy details where permission would be given for the use of redundant barns for residential purposes. The Neighbourhood Plan does not conflict with this approach.
DM29 Rural Housing Exception Sites in St Edmundsbury	WHB1 Spatial Strategy WHB 7 Protecting Wickhambrook's Landscape Character WHB11 – Development Design Considerations	The policy allows for rural exception sites. The Neighbourhood Plan does not conflict with this approach.
DM31 Farm Diversification	WHB1 Spatial Strategy WHB 7 Protecting Wickhambrook's Landscape Character WHB11 Development Design Considerations	The policy allows for the diversification of farms subject to a number of considerations. The Neighbourhood Plan does not conflict with this approach.
DM32 Business and Domestic Equine Related Activities in the Countryside	WHB 7 Protecting Wickhambrook's Landscape Character WHB11 Development Design Considerations	The policy allows for the equine development subject to a number of considerations. The Neighbourhood Plan does not conflict with this approach.
DM33 Re-Use or Replacement of Buildings in the Countryside	WHB 7 Protecting Wickhambrook's Landscape Character WHB11 Development Design Considerations	The policy allows for buildings in the countryside to be re-used or replaced, subject to a number of considerations. The Neighbourhood Plan does not conflict with this approach.
DM34 Tourism Development	WHB 5 Employment Sites WHB 6 New Businesses and Employment Development	The policy requires in rural areas for tourism activities to support existing local services and facilities. The Neighbourhood Plan does not conflict with this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
DM38 Shop Fronts and Advertisements	WHB 11 – Development Design Considerations	The policy refers to preserving and enhancing the character of the building if new shop fronts or adverts are proposed. The Neighbourhood Plan does not conflict with this approach.
DM40 Ancillary Retail Uses	WHB 5 Community Facilities WHB 11 Development Design Considerations	The policy allows for ancillary retail activities associated with some existing uses. The Neighbourhood Plan does not conflict with this approach
DM41 Community Facilities and Services	WHB 11 Development Design Considerations WHB 15 Community Facilities	The policy provides for the enhancement and provision of new community services and facilities. The Neighbourhood Plan does not conflict with this approach
DM42 Open Space, Sport and Recreation Facilities	WHB 16 Open space, Sport and Recreation	The policy allows for provision or enhancement of existing provision subject to certain requirements. The Neighbourhood Plan does not conflict with this approach
DM43 Leisure and Cultural Facilities	WHB11 Development Design Considerations	The policy allows for new leisure and cultural facilities subject to certain provisions. The Neighbourhood Plan does not conflict with this approach
DM44 Rights of Way	WHB 17 Public Rights of Way	The Policy seeks the retention and enhancement of existing rights of way. The Neighbourhood Plan does not conflict with this approach
DM45 Transport Assessments and Travel Plans	No specific policies apply	This policy applies to large scale developments and the need for appropriate travel assessments. The Neighbourhood Plan does not conflict with this approach

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
DM46 Parking Standards	WHB 3 Housing Design WHB11 Development Design Considerations WHB 16 Open space, Sport and Recreation	The policy seeks to reduce reliance on the car. The Neighbourhood Plan does not conflict with this approach
<b>West Suffolk Local Plan Submission Draft (Regulation 19) incorporating proposed modifications as at October 2024</b>		
SP1 The climate and environment emergency and sustainable development	WHB 4 Low Energy and Energy Efficient Housing Design WHB11 Development Design Considerations WHB12 Sustainable Construction Practices WHB13 Flooding and Sustainable Drainage	The policy sets out a number of considerations to be taken into account to respond to the climate and environment emergency. The Neighbourhood Plan does not conflict with this approach
SPX Flood Risk and Sustainable Drainage <i>(policy to be renumbered was originally LP5)</i>	WHB13 Flooding and Sustainable Drainage	The policy requires flood risk assessments and other measures to reduce flood risk. The Neighbourhood Plan does not conflict with this approach.
SP2 Health and wellbeing	WHB9 Local Green Spaces WHB11 Development Design Considerations WHB 15 Community Facilities WHB 16 Open Space, Sport and Recreation	The policy refers to reducing health inequalities. The Neighbourhood plan includes a number of policies that reflect this issue.
SP3 Design	WHB 3 Housing Design WHB 4 Low Energy and Energy Efficient Housing Design WHB11 Development Design Considerations WHB12 Sustainable Construction Practices WHB13 Flooding and Sustainable Drainage WHB 14 Dark Skies	This is a detailed policy which includes a range of design matters to be taken into consideration for new development proposals. The Neighbourhood plan includes a number of policies that reflect this matter.
SP4 Green Infrastructure	WHB 7 Protecting Wickhambrook's Landscape Character WHB 8 Biodiversity and Habitats WHB 9 Local Green Spaces	The policy promotes a green infrastructure led design approach to new developments. The Neighbourhood Plan does not conflict with this approach

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	WHB11 Development Design Considerations WHB12 Sustainable Construction Practices WHB13 Flooding and Sustainable Drainage WHB 16 Open space, Sport and Recreation	
SP5 Locally Valued landscapes (LVL)	WHB 7 Protecting Wickhambrook's Landscape Character	The policy identifies specific areas as locally valued landscapes. The Neighbourhood Plan does not conflict with this approach
SPX Landscape ( <i>policy to be renumbered was originally LP14</i> )	WHB 7 Protecting Wickhambrook's Landscape Character	Policy refers to proposals being informed by the West Suffolk Landscape Character Assessment (2022) and Suffolk Landscape Character Assessment. The Neighbourhood Plan does not conflict with this approach
SP6 Biodiversity Net Gain and enhancements	WHB 8 Biodiversity and Habitats	The policy seeks biodiversity net gain and enhancements on qualifying development sites. The Neighbourhood Plan does not conflict with this approach.
SPX Protected sites, habitats and features ( <i>policy to be renumbered was originally LP15</i> )	WHB 8 Biodiversity and Habitats WHB11 Development Design Considerations	Policy requires designated sites to be protected and enhanced. The Neighbourhood Plan does not conflict with this approach and adds local detail.
SP7 Special Protection areas and special Areas of Conservation	No specific policies apply	The policy sets out the requirement for HRA in those areas of the district covered by SPA/SAC designations. These designations do not cover land within the Neighbourhood Plan area.
SP8 Recreational effects of development	No specific policies apply	The policy sets out the requirement for HRA in those areas of the district covered by SPA/SAC designations. These designations do not cover land within the Neighbourhood Plan area

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SP9 The Spatial Strategy	WHB1 Spatial Strategy	Sets out the development requirements for the District for the plan period to 2041. The Neighbourhood Plan does not conflict with this approach.
SPX Settlement Hierarchy ( <i>new Policy</i> )	WHB1 Spatial Strategy	Lists settlements into various categories Wickhambrook is defined as a local service centre. The Neighbourhood Plan does not conflict with this approach.
SPX Economic Development and essential utilities in the countryside ( <i>policy to be renumbered was originally LP18</i> )	WHB1 Spatial Strategy WHB 5 Employment Sites WHB 6 New Business and Employment Development	The policy sets out where sustainable economic growth would be appropriate. The Neighbourhood Plan does not conflict with this approach.
SP10 Housing Needs	WHB1 Spatial Strategy WHB2 Land west of Bunter's Road	Sets out the housing needs across the District in accordance with the Spatial Strategy. The Neighbourhood Plan does not conflict with this approach
SP11 Neighbourhood Plans	WHB1 Spatial Strategy WHB2 Land west of Bunter's Road	Requires Neighbourhood plans to be in general conformity with the site allocation policies in the local plan and allocates a number of homes to be provided to neighbourhood plans as set out in Appendix G. Wickhambrook has a requirement for 40 dwellings over the plan period 2024 – 2041. The Neighbourhood Plan complies with this requirement through the allocation of land west of Bunter's Road for 40 dwellings (Policy WHB2).
SPX Affordable Housing ( <i>policy to be renumbered was originally LP20</i> )	No specific policies apply	Policy requires the provision of affordable housing on sites of 10 or more dwellings or 0.5 ha or more. The Neighbourhood Plan does not conflict with this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SPX Housing Type and Tenure ( <i>policy to be renumbered was originally LP21</i> )	WHB1 Spatial Strategy WHB 3 Housing Design	The policy sets out the requirement to meet the needs of mixed and balanced communities. The Neighbourhood Plan does not conflict with this approach.
SPX Rural Exception Sites ( <i>policy to be renumbered was originally LP22</i> )	WHB1 Spatial Strategy	The policy sets out the varying types of schemes that would qualify as rural exception sites. The Neighbourhood Plan does not conflict with this approach and includes Community Action 1 which refers to the setting up of a Community Land Trust.
SPX Gypsies, Travellers and travelling showpeople ( <i>policy to be renumbered was originally LP24</i> )	No specific policies apply	The policy requires the provision of traveller accommodation across the District over the plan period. The Neighbourhood Plan does not conflict with this approach.
SPX Custom and self-build homes ( <i>policy to be renumbered was originally LP25</i> )	WHB2 Land west of Bunter's Road	The policy sets out a requirement for about 30 plots per annum, and requires developments over 100 dwellings to include at least 10% as custom or self build plots. The Neighbourhood Plan does not conflict with this approach and Policy WHB2 specifically refers to supporting an element of self build as part of the allocation.
SPX Housing in the Countryside ( <i>policy to be renumbered was originally LP26</i> )	WHB1 Spatial Strategy	Sets out where new dwellings would be acceptable. The Neighbourhood Plan does not conflict with this approach.
SP12 Strategic Employment	WHB1 Spatial Strategy WHB 5 Employment Sites WHB 6 New Business and Employment Development	The policy sets out the requirements for employment land in the district over the plan period. The Neighbourhood Plan does not conflict with this approach and adds local detail.



Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SPX General employment areas and rural employment areas ( <i>new policy</i> )	WHB1 Spatial Strategy WHB 5 Employment Sites WHB 6 New Business and Employment Development	The policy seeks to retain existing employment areas, albeit does not specifically include any with Wikchambrook. The Neighbourhood Plan supports this approach.
SP13 Retail and other complimentary town centre uses	No specific policies apply	The policy sets out a strategy for new retail development in defined town and local centres. Wickhambrook does not include any defined retail areas. The Neighbourhood Plan does not conflict with this approach.
SPX Horse racing industry development ( <i>policy to be renumbered was originally LP46</i> )	No specific policies apply	The policy relates specifically to the horse racing industry. The Neighbourhood Plan does not conflict with this approach.
SPX Development affecting the horse racing industry ( <i>policy to be renumbered was originally LP47</i> )	No specific policies apply	The policy relates specifically to the horse racing industry around Newmarket. The Neighbourhood Plan does not conflict with this approach.
SPX Change of use and development of horse racing industry sites ( <i>policy to be renumbered was originally LP48</i> )	No specific policies apply	The policy relates specifically to the horse racing industry. The Neighbourhood Plan does not conflict with this approach.
SPX Safeguarding horse walks and crossings ( <i>policy to be renumbered was originally LP49</i> )	No specific policies apply	The policy relates specifically to the horse racing industry around Newmarket. The Neighbourhood Plan does not conflict with this approach.

Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
SP14 Historic Environment	WHB10 Buildings and Structures of local Significance	The policy expresses a positive strategy for the protection of the historic environment. The Neighbourhood Plan supports this approach.
SP15 Infrastructure	WHB 11 Development Design Considerations WHB13 Flooding and Sustainable Drainage	The policy requires the provision of new infrastructure to accompany new development. The Neighbourhood Plan does not conflict with this approach.
SP16 Existing special operational uses	No specific policies apply	The policy refers to specific sites none of which are with the Neighbourhood plan area. The Neighbourhood Plan does not conflict with this approach.
<i>Site Allocations – proposed modifications to the local plan remove reference to ‘non-strategic allocations’ and for this to be replaced with ‘site allocations’, consequently all site allocations are now ‘strategic’ in nature. However, most of which fall outside of the Neighbourhood Plan area and have therefore not been listed below.</i>		
Site Allocation Policy AP53 Land west of Bunters Road, Wickhambrook	WHB2 Land west of Bunter’s Road	The policy allocates land west of Bunters Road for residential development. The Neighbourhood Plan also allocates this site under policy WHB 2 for residential use, but adds detail with a concept site plan indicating the layout of the site.

## 4. Compatibility with European Union Obligations and Human Rights

### Environmental Impact and Habitat Regulations

- 4.1 Section 4B 8 (2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects.
- 4.2 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plan or programmes that would have a significant environmental effect. The Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations) that this is to be determined by a screening process which should use a specified set of criteria (set out in Schedule 1 of the Regulations). The results of this process must be set out in an SEA Screening Statement, which must be publicly available.
- 4.3 In accordance with Regulation 9 of the Regulations, as amended by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, Wickhambrook Parish Council requested West Suffolk Council, as the responsible body, to consider whether an environmental assessment of the emerging Neighbourhood Plan is required. West Suffolk Council undertook a screening exercise and concluded that:
- *In respect to habitats regulations assessment, likely significant effects cannot be screened out and therefore Appropriate Assessment is required .*
  - *In respect of strategic environmental assessment, the SEA Directive requires that if an eligible plan or programme requires an appropriate assessment under the Habitats Directive, then that plan or programme will also require an SEA.*
- This conclusion was confirmed as a result of West Suffolk Council consulting the Environment Agency, Historic England and Natural England.
- 4.4 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to West Suffolk Council alongside the Neighbourhood Development Plan.

### Human Rights

- 4.5 The public consultation process for the Wickhambrook Neighbourhood Plan has been wide and inclusive and has included direct engagement with the local community. The policies contained within the plan do not disadvantage any minority group or group with protected characteristics.
- 4.6 The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the Neighbourhood Plan have been formulated in response to local people's views and in the light of evidence gathered for the parish, and to meet the needs expressed and address the issues identified. To confirm that the Neighbourhood Plan does not have any unintended consequences for particular groups, the strategic aims and the policies in the Plan have been systematically scrutinised to ensure that they do not

disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. “Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

- 4.7 This section assesses the Submission Draft of the Neighbourhood Plan to ensure that Wickhambrook Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics. The purpose of each of the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

## Impact of Wickhambrook Neighbourhood Development Plan Policies on Persons with Protected Characteristics

Policy	Purpose	Outcome
WHB 1	Identifies where new development will be permitted.	To ensure the character and form of the village is retained.  Neutral impact on persons with protected characteristics.
WHB 2	Allocates a site for development purposes	Ensures the development allocated reflects local character and meets the needs of the community.  Broadly positive impact for persons with certain protected characteristics.
WHB 3	To encourage new houses in the village to reflect local needs, being of an appropriate size and design .	Encourages the provision of homes to meet the local housing need to retain young and older people within the village.  Broadly positive impact for persons with certain protected characteristics.
WHB 4	Sets out energy efficient design criteria for new housing developments.	Contributes to ensuring that development proposals have a positive impact on the settlement.  Broadly positive impact for persons with certain protected characteristics.
WHB 5	Requires the retention and development of employment sites.	To ensure local employment opportunities are retained in the area.  Broadly positive impact for persons with certain protected characteristics.

Policy	Purpose	Outcome
WHB 6	Allows for new business development in the area.	To promote new local employment opportunities in the area.  Neutral impact on persons with protected characteristics.
WHB 7	Protect the landscape setting and character of the parish.	Contributes to protecting and enhancing the natural environment and character of the area.  Neutral impact on persons with protected characteristics.
WHB 8	Protecting and maintaining features of biodiversity value	Contributes to protecting and enhancing the natural environment and character of the area.  Neutral impact on persons with protected characteristics.
WHB 9	Designates 12 local green spaces.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.  Broadly positive impact for persons with certain protected characteristics.
WHB 10	Seeks to protect buildings of local interest.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.  Neutral impact on persons with protected characteristics.
WHB 12	To ensure that proposals for new development are of high quality and respect local characteristics.	Preserves and enhances the distinctiveness, character and sense of place of the village's built environment.  Broadly positive impact for persons with certain protected characteristics.
WHB 12	Sets out guidance for new planning applications in terms of sustainable construction practices.	Ensures best practise is utilised with regard to techniques in the construction and operation of buildings.  Neutral impact on persons with protected characteristics.
WHB 13	To reduce the impact of various sources of flooding in the area.	Ensures development proposals incorporate appropriate sustainable drainage mechanisms.  Neutral impact on persons with protected characteristics.

Policy	Purpose	Outcome
WHB 14	Limit the impacts of outdoor lighting on the local environment.	To ensure that the residential amenity and character of the area is retained.  Neutral impact on persons with protected characteristics.
WHB 15	Supports the retention and improvement of community facilities and services in the parish.	Maintains existing parish services and reduce the need to travel.  Broadly positive impact for persons with certain protected characteristics.
WHB 16	Supports the retention of the open space and recreational facilities.	To ensure locals have access to recreational facilities to improve health and well being.  Broadly positive impact for persons with certain protected characteristics.
WHB 17	Seeks improve of the public rights of way network.	To ensure existing provision is improved and extended to the benefit of the local community.  Broadly positive impact for persons with certain protected characteristics.

Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

## APPENDIX A

### Adopted development plan policies that do not apply to Wickhambrook Neighbourhood Plan

The following policies are not relevant to Wickhambrook and have therefore not been assessed in this Basic Conditions Statement:

St Edmundsbury Core Strategy (2010)

Policy CS11 – Bury St Edmunds Strategic Growth

Policy CS12 – Haverhill Strategic Growth

Bury St Edmunds Vision 2031

The Local Plan document does not cover Wickhambrook

Haverhill Vision 2031

The Local Plan document does not cover Wickhambrook

Joint Development Management Policies Local Plan Document (2015)

DM3 - Masterplans

DM4 - Development Briefs

DM17 - Conservation Areas

DM19 - Development Affecting Parks and Gardens of Special Historic or Design Interest

DM30 - Appropriate Employment Uses and Protection of Employment Land and Existing Businesses

DM35 - Proposals for Main Town Centre Uses

DM36 - Local Centres

DM37 - Public Realm Improvements

DM39 - Street Trading and Street Cafes

DM47 - Development Relating to the Horse Racing Industry

DM48 - Development Affecting the Horse Racing Industry

DM49 – Re-development of Existing Sites Relating to the Horse Racing Industry

DM50 – Horse Walks