

# **DEBENHAM NEIGHBOURHOOD PLAN**

## **Basic Conditions Statement**

June 2016

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## 1 Introduction

As part of the formal submission of the Debenham Neighbourhood Plan (DNDP) for Examination, 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, Mid Suffolk District Council, of the DNDP 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*".

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 the matters that the appointed examiner must consider and confirms how the neighbourhood plan responds to them;
- Sections 4 to 9 set out the basic conditions and review how the neighbourhood plan meets these requirements;
- Section 10 confirms that the neighbourhood plan is compatible with the Convention Rights.

It is considered that the neighbourhood plan (NP) complies with the requirements of the basic conditions as set out in Paragraph 8(1)(a) of Schedule 4B of the Act.

## 2. Legal Requirements

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.

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

- (a) whether the draft neighbourhood development plan meets the basic conditions (see subparagraph (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.

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, 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 tests.

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.

### Meeting the Legal Requirements

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

Requirement	Interpretation	DNDP response
4B 8 (1)(a) Whether the Draft NP meets the Basic Conditions	This requires the DNDP 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	This requires the draft order to	Compliance with Sections 38A and

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Requirement	Interpretation	DNDP response
Order Complies with Sections 38A & 38B of the Compulsory Purchase Act 2004	comply with Sections 38A & 38B of the Compulsory Purchase Act 2004. Section 38A sets out the "Meaning of Neighbourhood Development Plan".	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 Debenham 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 DNDP sets out Policies that relate to the development and use of land for the Neighbourhood Area covering the Parish of Debenham, as designated by Mid Suffolk District Council on 17 June 2013. The boundary of the Neighbourhood Area is shown in Figure 2.1 in the DNDP
	Section 38A, Paragraphs (3) - (12)	These paragraphs are not of relevance to the submission phase of the NP
	Section 38B1(a) The Neighbourhood Development Plan "Must specify the period for which it is to have effect."	The plan period of the DNDP is from 2016 to 2036
	Section 38B1(b) A Neighbourhood Development Plan "may not include provision about development that is excluded development."	The DNDP 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 DNDP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as ratified by Mid Suffolk District Council on 17 June 2013.
	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 DNDP

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Requirement	Interpretation	DNDP response
	<p>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.” These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012.</p>	<p>The Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the DNDP.</p>
	<p>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>	<p>A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the DNDP. In both cases it was considered that the Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the DNDP.</p>
	<p>Section 38B, which include paragraphs 38B(4)(c), 5 &amp; 6,</p>	<p>The remaining requirements are not of relevance to this Basic Conditions Statement</p>
<p>4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area</p>	<p>This requires the examiner to consider whether the area for any referendum should extend beyond the NP Area to which it relates.</p>	<p>The DNDP relates solely to land that falls within the Parish of Debenham.</p>
<p>4B 8 (1)(e) Other Matters 3.28.</p>	<p>This requires the examiner to consider such other matters as may be prescribed</p>	<p>There are no other prescribed matters.</p>

### 3. Compliance with Basic Conditions

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:

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

#### 3.1 National Policy

The Debenham Neighbourhood Development Plan must have appropriate regard to national policy. The following section describes how the DNDP relates to the National Planning Policy Framework (NPPF, March 2012). The NPPF is framed around a basic premise of the presumption in favour of sustainable development, comprising three main dimensions: economic, social and environmental. It requires the planning system, including the DNDP, where appropriate to:

- contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF, based on its principle of the presumption in favour of sustainable development, contains 12 core planning principles and 13 sustainability goals. The following section identifies how the Debenham Neighbourhood Development Plan meets the basic condition of having regard to the 12 core planning principles.

**Core Planning Principles appraisal**

<b>NPPF Core Principle</b>	<b>Debenham NDP Objectives</b>	<b>Debenham NDP Policies</b>
<p>Plan-led</p> <p>Enhance and improve places</p>	<p>All the DNDP objectives apply this approach</p> <p><b>Objectives:</b>                      OBJ1: To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan.</p>	<p>The Plan provides a positive vision to shape how the village and community to deliver change</p> <p>Policy DEB1 provides for up to 316 dwellings to be developed in Debenham between 2016 and 2036. This growth will be met through the allocation of sites and a windfall allowance.</p> <p>Policy DEB2 seeks to ensure that the quality of new development serves to complement and enhance the local built environment whilst respecting the historic character of the parish ensuring regard is given to local facilities.</p> <p>Policy DEB3 allocates 4 HA of agricultural land north of Ipswich Rd is allocated for development. The site is shown as site SS0031 on the plan and could accommodate 60-140 new homes.</p> <p>Policy DEB4 allocates 1 HA of agricultural land south of Low Road is allocated for development. The site is shown as site SS0902 on the plan, It has the potential to deliver 15-35 new homes.</p> <p>Policy DEB5 allocates 2.5 HA of agricultural land east of Aspoll Road is allocated for development subject to the successful development of the sites allocated in policies DEB 3 &amp; 4, the actual scale of those developments and the scale of windfall sites that come forward. If developed this site has the potential to deliver 37-87 new homes.</p> <p>Policy DEB6 requires for major developments (over 15 dwellings) to actively engage with the Parish Council and the community, and to produce a development brief as part of the design process prior to the submission of any application.</p> <p>Policy DEB7 seeks the re-use or conversion of existing buildings, where viable, follow the broad principles of a sustainable level of</p>

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NPPF Core Principle	Debenham NDP Objectives	Debenham NDP Policies
		<p>design and construction and optimise energy efficiency through the use of design,</p> <p>Policy DEB8 requires housing development to contribute to the existing and future needs of the village, taking into account of both young people's needs and the ageing population.</p> <p>Policy DEB10 requires current Lifetime Homes standards to met on at 10% on sites of more than 9 dwellings, and for 1 on less than 9.</p>
Sustainable transport	OBJ2: To ease and improve the traffic flow and parking around, and in the village.	<p>Policy DEB11 requires development to identify traffic generation and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.</p> <p>Policy DEB12 protects the amenity of existing footpaths and bridleways requiring new developments to enhance and add to them where appropriate.</p>
Economic Development	OBJ3: To support initiatives which enhance the diversity of the local economy.	<p>Policy DEB13 development proposals for tourism and tourism related activities and facilities will be supported where they are shown to meet to DNDP polices.</p> <p>Policy DEB14 seeks to protect employment sites and premises and any adverse effect on employment generation, will only be permitted where the local planning authority is satisfied.</p> <p>Policy DEB15 requires all new development to incorporate high speed broadband.</p> <p>Policy DEB16 encourages a range of shops and services to enhance the diversity offered with change of use only permitted if marketed diligently at a fair price continuously for at least one year.</p>

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<b>NPPF Core Principle</b>	<b>Debenham NDP Objectives</b>	<b>Debenham NDP Policies</b>
High quality design and standard of amenity	OBJ4: To protect and enhance the unique and special character of Debenham for residents and visitors.	<p>Policy DEB17 requires developers to provide landscaping between the boundaries of new and existing developments, together with buffer planting.</p> <p>Policy DEB18 designates new Local Green Spaces and any development on the Local Green Spaces will be resisted other than in very special circumstances.</p> <p>Policy DEB19 requires all new residential units to have direct access to an area of private amenity space and if adjacent to existing large front gardens, will be expected to continue with this characteristic.</p> <p>Policy DEB20 requires all development to conserve or enhance buildings and public spaces and be of high quality design to promote a strong sense of place and an accessible and inclusive village.</p> <p>Policy DEB21 seeks to ensure the conservation and enhancement of the historic environment, proposals should preserve or enhance the significance of the heritage assets of the village, their setting and the wider streetscape, including views into, within and out of the conservation area.</p> <p>Policy DEB22 requires new development that affect the highly valued views, ensure that they continue to be enjoyed including distant buildings, areas of landscape and the boundaries between the village edge and the countryside.</p> <p>Policy DEB23 requires new developments to retain features of high nature conservation or landscape value.</p>
Health social and cultural well being	OBJ5: To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.	<p>Policy DEB 24 sets out how the Community Infrastructure Levy (CIL) listed in the Community Action Section will be used to deliver the infrastructure improvements and enhancements and priorities.</p>

## **3.2 The Sustainability Policies in the National Planning Policy Framework (NPPF)**

The following section compares the thirteen Sustainable Development themes of the NPPF with those of the Debenham Neighbourhood Development Plan (DNNDP).

### ***1. Building a strong, competitive economy***

The Parish of Debenham wants to build a strong, prosperous rural economy particularly one that will give employment to local people. As the parish grows it is important that local employment opportunities also increase.

Policies DEB13 and DEB14 in the DNNDP supports new businesses in the parish as well as the expansion and diversification of existing businesses. The aim is to support the development of a sustainable local economy; and develop tourism initiatives.

Policy DEB15 seeks to increase business competitiveness by facilitating the provision of fibre optic broadband and better connectivity.

### ***2. Ensuring the vitality of town centres***

Parish shops and amenities are located in the village are supported by Policy DEB16 which seeks to locate new development within or on the edge of the centre, thereby encouraging continued support and expansion of those services. Policy DEB15 is aimed at seeking better competitiveness through the provision of enhanced broadband arrangements.

### ***3. Supporting a prosperous rural economy***

The Parish of Debenham wants to build and protect the rural economy particularly one that will give employment to local people. As the parish grows it is important that local employment opportunities also increase.

Policies DEB13 and DEB14 support the development of new small businesses and the expansion and diversification of existing businesses. The availability of fast broadband is often a problem in rural areas, disadvantaging businesses and home workers. Policy DEB15 seeks to facilitate the connection to high speed broadband to support new employment development opportunities.

### ***4. Promoting sustainable transport***

Policy DEB 11 wants to promote sustainable transport particularly aimed at reducing the number of travel journeys and reduce further greenhouse gas emissions. The NPPF says "Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people."

### ***5. Supporting high quality communications infrastructure***

We fully support the introduction and maintenance of a high quality communications infrastructure, vital to those who live in rural communities and do not have easy access to services, education and leisure facilities. In particular, the Parish of Debenham is targeting the introduction of a high speed broadband network available to all its local residents and businesses and an improved mobile telecommunications infrastructure. Policy DEB15 seeks to facilitate the connection to high speed broadband in new development.

### ***6. Delivering a wide choice of high quality homes.***

Paragraph 50 of the NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed. The DNDP does not make any site allocations for new housing development, but does contain policies which enable the development of new homes throughout the plan period and to make provision for the development of affordable housing on rural exception sites. Policies DEB2, DEB6, DEB8 and DEB10 address; scale and location of new development, housing mix, affordable housing and the allocation of affordable housing.

### ***7. Requiring good design.***

Good design is vitally important to ensure that new developments and redevelopments fit in well to their existing surroundings and do not clash with the existing look and feel of an area.

Policy DEB17 requires new development to protect, complement or enhance the historic rural character of the settlement and its hinterland. The approach taken in policy DEB17 is also one which recognises the importance of Debenham's landscape setting in relation to the scale and character of the development schemes.

### ***8. Promoting healthy communities***

DNDP seeks to ensure that any development is proportionate to local need. Policy DEB18 and DEB19 ensures provision of green areas and gardens within development proposals, where appropriate, for local residents to use for recreational purposes. Policy DEB18 designates local green spaces that, having been identified through recognised methodology, make an important contribution to the character and setting of the village. Many of these, such as playing fields and allotments, are spaces that will make a significant contribution to maintaining and improving the health and well-being of residents.

### ***9. Protecting Green Belt land***

The Debenham Neighbourhood Area does not include any designated green belt.

### ***10. Meeting the challenge of climate change, flooding and coastal change***

The Debenham NDP addresses climate change in a number of areas. Policy DEB2 seeks to ensure that sufficient infrastructure capacity exists or can be provided to accommodate proposed development. This will include surface water management in DEB3, DEB4 and DEB5 we allocate sites that perform well in terms of landscape and visual impact; and surface and foul water would discharge.

### ***11. Conserving and enhancing the natural environment***

The Parish of Debenham owes much to its rural location and it is clear from responses to the local questionnaires that it is a key reason for people to live and work here. Local people use the surrounding countryside for leisure purposes and have also indicated a strong interest in community planting projects and improving wildlife habitats. It is likely that some greenfield land will be lost to new development as there is little alternative, however there is a definite objective to keep this loss to a minimum and not to intrude on or near sites of local visual importance.

The NPPF requires the planning system should contribute to and enhance the natural and local environment. Policy DEB18 designates Local Green Spaces and Policy DEB22 protects important views because of their contribution to the character and appearance and their amenity value.

### ***12. Conserving and enhancing the historic environment.***

Whilst acknowledging the need to meet future development in Debenham it is necessary that this is achieved with the least interference to the visual appeal and setting of the village. Policy DEB21 requires new development to clearly demonstrate that they will be in keeping with the historical character of the conservation area.

***13. Facilitating the sustainable use of minerals***

Mineral extraction is excluded development and is therefore not dealt with in the DNDP.

### 3.3 Achieving Sustainable Development

The Debenham NDP is required to contribute to the achievement of sustainable development, as defined in the NPPF and summarised elsewhere in this Basic Conditions Statement. Paragraph 7 of the National Planning Policy Framework states that there are three dimensions to sustainable development:

- to contribute to building a strong, responsive and competitive economy,
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment.

The following statements identify how the DNDP delivers sustainable development.

#### How the DNDP Objectives relate to the three NPPF dimensions of sustainable development

NPPF Component	DNDP Objectives
Economic	<p><b>Objective 1: To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan.</b></p> <p><b>Objective 2: To ease and improve the traffic flow and parking around, and in the village.</b></p> <p><b>Objective 3: To support initiatives which enhance the diversity of the local economy</b></p> <p><b>Objective 5: To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner</b></p>
Social	<p><b>Objective 1: To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan.</b></p> <p><b>Objective 3: To support initiatives which enhance the diversity of the local economy</b></p> <p><b>Objective 5: To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner</b></p>
Environmental	<p><b>Objective 2: To ease and improve the traffic flow and parking around, and in the village.</b></p> <p><b>Objective 4: To protect and enhance the unique and special character of Debenham for residents and visitors.</b></p>

### 3.4 How the purpose of DNDP policies achieve sustainable development

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

Policy	Purpose	Outcome
<b>DEB1</b>	To identify the minimum housing growth levels and locational strategy for the Neighbourhood Plan	Ensures that Debenham plans positively for the amount and location of new housing in the village during the plan period.  Directs new development to locations within or closely related to the main part of the village where the exiting services and facilities are located.
<b>DEB2</b>	To Provide criteria for the design and location characteristics of new housing development.	Development will take account of the landscape and built character of the village. Requires proposals to ensure that an adequate level of services , facilities and infrastructure is available or will be provided.
<b>DEB3</b>	Housing site allocation.	Policy makes provision for housing development during the lifetime of the Plan.
<b>DEB4</b>	Housing Site Allocation	Policy makes provision for housing development during the lifetime of the Plan.
<b>DEB5</b>	Housing Site Allocation	Policy makes provision for housing development during the lifetime of the Plan, subject to the successful development of sites DEB3 and DEB4 and the scale of windfall development, to ensure that adequate housing is provided in the village.
<b>DEB6</b>	To require developers of major housing development to engage with Parish prior to planning applications being submitted.	Ensures that developers involve the local community in formulating proposals and have a minimal impact on the rural and historic character of the village, traffic generation and meets the community's housing needs.
<b>DEB7</b>	Requiring new development to follow broad principles of sustainable development.	New development will, where viable, have employed sustainable design and construction methods and techniques.
<b>DEB8</b>	Requiring a mix of house sizes in new housing development	Encourages the provision of smaller homes to meet the needs of first time buyers and an ageing population rather than them having to move out of the village.
<b>DEB9</b>	Sets out requirements for car parking spaces in new development	Reduces the impact of the car parking on the environment by ensuring adequate car parking spaces are provided within development proposals
<b>DEB10</b>	Sets a standard for the provision of Lifetime Homes	Ensures a proportion of new housing in the village is suitable for residents' lifetime needs

<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
<b>DEB11</b>	Seeks to minimise any impact of traffic generated from ne development and identify potential opportunities for the provision of public car parking.	The impact of traffic generated by new development has a minimal impact on the highway infrastructure and environment.
<b>DEB12</b>	Seek to protect and enhance public rights of way	Increases the opportunity to takes journeys by foot or cycle.
<b>DEB13</b>	Supports appropriate tourism related development	Delivers investment in the local economy.
<b>DEB14</b>	To retain existing employment uses and minimise the loss of employment land	Maintains investment in the local economy and the provision of jobs.
<b>DEB15</b>	Seeks to incorporation of high speed broadband infrastructure in new developments.	Increased opportunity for working from home and supports local business establishment and operation.
<b>DEB16</b>	Seeks to maintain a retail presence within the central part of the village	Reduces the need to travel out of the village for goods and services.
<b>DEB17</b>	Seeks to protect any detrimental impact of development on the landscape setting of the village	Protects the important landscape setting of the village
<b>DEB18</b>	Identifies and designates Local Green Spaces	Ensures that locally identified green spaces that meet the national criteria are protected from inappropriate development.
<b>DEB19</b>	Seeks to protect and provide amenity spaces and gardens associated with housing development	Preserves and enhances the distinctiveness, character and sense of place of the built environment.
<b>DEB20</b>	Seeks to conserve or enhance buildings and public spaces	Preserves and enhances the distinctiveness, character and sense of place of the built environment.
<b>DEB21</b>	Seeks to conserve and enhance Debenham’s historic environment	Preserves and enhances the distinctiveness, character and sense of place of the built environment.
<b>DEB22</b>	Seeks to protect highly valued views in the Plan area.	Preserves and enhances the distinctiveness, character and sense of place of the built environment.

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<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
<b>DEB23</b>	Seeks to retain features of high nature conservation or landscape value.	Preserves and enhances the distinctiveness, character and sense of place of the built environment.
<b>DEB24</b>	Refers to the operation and use of the Community Infrastructure Levy	Ensures that development has regard to the infrastructure required in the village.

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

The Debenham Neighbourhood Development Plan (DNDP) must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the DNDP is the Mid Suffolk Core Strategy (adopted September 2008), the Core Strategy Focused Review (adopted 2012) and the saved policies of the Mid Suffolk Local Plan (adopted September 1998).

Mid Suffolk District Council has announced its intention to prepare a new joint local plan with Babergh District Council to cover the two local planning authority areas. Consultation on Issues and Options to be considered in the Joint Local Plan took place between January and March 2015 and the District Council’s Executive Committee considered a new Local Development Scheme on 6 June 2016 that would see the Joint Local Plan being submitted for examination to the Secretary of State in July 2017. However, given the early stages of preparation, there is no requirement for the DNDP to be in conformity with anything published in relation to the Joint Local Plan.

#### Vision of DNDP and the Mid Suffolk Core Strategy 2008

The Mid Suffolk Core Strategy 2008 Vision states, in relation to the DNDP, that:

- By 2025 the district will become a more prosperous, healthy, safer, attractive and greener place to live with fewer inequalities, improved access to and provision of housing, employment and services for all;
- Concentrating employment opportunities where they are most accessible, including Key Service Centres;
- Key Service Centres will accommodate appropriate levels of residential growth;
- The Vision will be achieved in ways that reduce the impact of society on the environment, improve the quality of design of the built environment and protect and enhance settlement character, environmental assets such as its biodiversity, geodiversity and historic environment;
- Development will need to address the issues of energy and resource conservation; good design in new development; incorporate sustainable drainage systems; and the enhancement of the natural and built environment and heritage

The DNDP Vision is set out below, broken down in to distinct elements, with an indication as to how it conforms with the Core Strategy Vision.

<b>DNDP Vision</b>	<b>Conformity with Core Strategy Vision</b>
“Debenham will strive to celebrate its proud heritage,	Conforms
develop a vibrant economy,	Conforms
and support a thriving community.	Conforms
Our community will endeavour to ensure that it remains at ease with itself”	Conforms

**Fit of the Objectives of Debenham Neighbourhood Development Plan with the Mid Suffolk Core Strategy 2008 as amended by the Focused Review 2012**

The table below identifies how the objectives of the Core Strategy and the DNDP complement each other.

<b>Core Strategy Objective</b>	<b>Neighbourhood Plan Objectives</b>
SO1: To protect, manage, enhance and restore the landscape, biodiversity and geodiversity of the district.	Objective 4 To protect and enhance the unique and special character of Debenham for residents and visitors.
SO2: To seek to improve water quality and reduce pollution to the wider environment	Objective 5 To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.
SO3 (2012): To respond to the possible harm caused by climate change Mid Suffolk will seek to minimise its carbon footprint, by encouraging a shift to more sustainable travel patterns. In particular the Council will address congestion and pollution and ensure that all new development minimises its carbon emissions, and carbon consumption and is adapted to future climate change.	Objective 2 To ease and improve the traffic flow and parking around, and in the village.
SO4: To protect, manage, enhance and restore the historic heritage / environment and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character.	Objective 4 To protect and enhance the unique and special character of Debenham for residents and visitors.
SO5: Reinforce the vitality and viability of local shops, schools, services, recreation and community facilities in towns and key service centres and primary villages.	Objective 3 To support initiatives which enhance the diversity of the local economy
SO6 (2012): Provision of housing, employment, retail infrastructure and access to services will be coordinated to ensure that delivery of necessary infrastructure takes place to accommodate new development and to enable communities to be balanced, inclusive and prosperous.	Objective 5 To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.
SO7: To support sustainable communities by locating development where it will enable people to access jobs and key services, such as education, health, recreation and other facilities recognising and respecting the diversity in the function and character of Mid Suffolk's towns, key service centres and primary and secondary villages and countryside.	Objective 3 To support initiatives which enhance the diversity of the local economy  Objective 5 To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.
SO8: To meet the requirement set by the Regional Spatial Strategy for new housing while maintaining the special character of Mid Suffolk's towns, villages and countryside. New development will be of a high standard of design and layout and will address the need for energy and resource conservation.	The Regional Spatial Strategy housing targets were quashed in 2013.  Objective 1 To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan
SO9: Planning and housing policies will maximise the provision of affordable housing to meet local needs.	Objective 1 To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and

<b>Core Strategy Objective</b>	<b>Neighbourhood Plan Objectives</b>
	that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan
SO10: To prepare for an ageing population, including the provision and retention of community facilities and suitable housing, including sheltered and assisted accommodation.	Objective 1 To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan
SO11: To support the growth of the local economy and rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.	Objective 3 To support initiatives which enhance the diversity of the local economy
SO12: Promote high quality, sustainable tourism.	Objective 3 To support initiatives which enhance the diversity of the local economy
SO13: Support and enable public and community transport services and encourage walking and cycling initiatives to provide access to jobs, shops and services and consider new methods of delivering and protecting existing services for smaller communities.	Objective 2 To ease and improve the traffic flow and parking around, and in the village.
SO14: To provide accessible and varied opportunities for leisure, cultural and recreational activities in order to promote healthy lifestyles.	Objective 5 To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.
SO15: To develop vibrant and prosperous towns and service centres by encouraging development that supports their function with a range of good quality jobs, businesses, shops and services that meet the needs of local people.	Objective 3 To support initiatives which enhance the diversity of the local economy

### **3.6 Compatibility of the DNDP with the Strategic Policies of the Development Plan**

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"

A significant number of policies in the Mid Suffolk Local Plan (1998) are officially "saved" by direction of the Secretary of State in accordance with the Planning and Compulsory Purchase Act 2004. In total these amount to over 150 policies. Mid Suffolk District Council has not identified which of the saved local plan policies are of a strategic nature. In the absence of this, we have assessed compatibility of the DNDP policies against all policies that are considered relevant to Debenham. Those that are not considered relevant are listed in Appendix A of this statement.

The Core Strategy (2008) and Focused Review (2012) remain the relevant in relation to the assessment of the Neighbourhood Plan whereas the emerging Joint Babergh / Mid Suffolk Local Plan is at an early stage of preparation and is not capable of assessment at this time.

The table below provides details of the policies in the development plan, a link to the DNDP policy (where relevant) and a narrative of conformity of the DNDP with the development plan.

Local Plan Strategic Policy		Neighbourhood Plan Policy		Comment
<b>Mid Suffolk Core Strategy 2008</b>				
CS1: Settlement Hierarchy	DEB1 - Growth			Policy CS1 identifies Debenham as a Key Service Centre. The DNDP provides opportunities for sustainable growth of housing, jobs and services.
CS2: Development in the Countryside and Countryside Villages	DEB1 - Growth			Policy CS2 restricts development in the countryside to defined categories. The DNDP confirms this approach.
CS3: Reduce contributions to Climate Change	No specific policies apply			The policy relates to standalone renewable energy proposals and sustainable construction techniques. The DNDP does not undermine this policy.
CS4: Adapting to Climate Change	No specific policies apply			The policy covers flood risk, pollution and protection of biodiversity. The DNDP does not propose development in the Flood Zones around the village and does not undermine the remainder of the policy.
CS5: Mid Suffolk's Environment	DEB17 – Landscaping DEB18 – Green Spaces DEB19 – Gardens DEB20 – Public Realm DEB21 – Conservation DEB22 – Views DEB23 – Nature Conservation			The policy seeks to maintain and enhance the environment, including the historic environment. The policies referred to in the DNDP complement these policies.
CS6: Services and Infrastructure	DEB6 – Consultation with the Parish Council DEB15 – Broadband DEB16 – Debenham's Retail Core DEB24 – Financial Contributions			The policy requires development to provide or support the delivery of appropriate infrastructure. The range of policies identified seek to ensure that development will not have a detrimental impact on maintaining and improving the services and infrastructure in the village.
CS7: Brownfield Target	DEB1 - Growth			The Core Strategy sets a target of 50% of new homes on brownfield sites. The DNDP makes an allowance for windfall development on currently unidentified brownfield sites within the Plan Area.

<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
CS9: Density and Mix	DEB8 – Housing Mix	The policy requires a mix of house types, sizes and affordability, reflecting that lower densities may be justified in villages to take account of the character and appearance of the area. DNDP seeks to provide a mix and types of housing that takes into account local needs.
CS10: Gypsy and Travellers	No specific policies apply	The policy seeks to provide appropriately located pitches to meet the identified need between 2006 and 2016. The DNDP does not compromise the ability to use the criteria in Policy CS10 to consider the location of suitable sites.

**Mid Suffolk Core Strategy Focused Review 2012**

Policy FC1: Presumption in favour of sustainable development	No specific policies apply	The local plan policy confirms that the NPPF presumption in favour of sustainable development will be applied. The DNDP meets the NPPF sustainable development criteria.
Policy FC1.1: Mid Suffolk approach to delivering Sustainable Development		The local plan policy requires development proposals to demonstrate the principles of sustainable development. The policies of the DNDP do not conflict with the local plan approach.
Policy FC2: Provision and Distribution of Housing	DEB1 – Growth	The policy identifies the minimum amount of housing to be provided in the district to 2027 and locational strategy for where it will be provided. It identifies that at least 750 new homes will be constructed across the 12 Key Service Centres. Policy DEB1 states that up to 316 new homes will be built in Debenham over the neighbourhood plan period to 2036 and is therefore in conformity with the Core Strategy.
Policy FC3: Employment	DEB13 – Supporting Financial Sustainability DEB14 – Employment DEB15 – Broadband DEB16 – Debenham’s Retail Core	The policy identifies the number of new jobs that are likely to be required in the district by 2031 and provides a locational strategy for these jobs. The DNDP contains a number of policies that seek to secure and promote employment opportunities in the Neighbourhood Plan area.

<b>Local Plan Strategic Policy</b>		<b>Neighbourhood Plan Policy</b>		<b>Comment</b>
<b>Mid Suffolk Local Plan First Alteration 2006 Saved Policies</b>				
H4 A Proportion of Affordable Housing in new housing developments	No specific policies apply			The Local Plan policy seeks to negotiate up to 35% of housing to be affordable on sites of 5 or more or 0.17ha and above in villages. The NPPF has potentially superseded the threshold and replaced it with 10 dwellings. The DNDP does not conflict with the policy to provide affordable housing in new housing developments.
H5 Affordable Housing on rural exception sites	No specific policies apply			The Local Plan policy identifies a process for delivering local needs affordable housing on sites abutting the settlement boundary of a small rural settlement. The DNDP does not conflict with the policy to provide affordable local needs housing on appropriate rural exception sites.
<b>Mid Suffolk Local Plan 1998 Saved Policies</b>				
SB2 Development appropriate to its setting	DEB17 – Landscaping DEB18 – Green Spaces DEB19 – Gardens DEB20 – Public Realm DEB21 – Conservation DEB22 – Views DEB23 – Nature Conservation			The local plan policy sets out design criteria by which new development will be considered. The policies in the DNDP complement the saved policies by providing a local context.
SB3 Retaining visually important open spaces	DEB17 – Landscaping DEB18 – Green Spaces DEB19 – Gardens DEB20 – Public Realm DEB22 – Views DEB23 – Nature Conservation			The local plan policy seeks to protect visually important open spaces, as does DNDP Policy DEB10. This is supplemented by locally developed policies that identify other important local characteristics in the village such as large gardens, the open landscape and important views.
GP1 Design and layout of development	DEB6 – Consultation with the Parish Council DEB7 – Sustainability DEB9 – Residential Car Parking DEB10 – Lifetime Homes			The local plan policy sets out criteria for the design and layout of new development. The identified policies in the DNDP provide a suite of approaches to ensure that the design and layout of development in Debenham respects the needs and local characteristics of the village.

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
	DEB17 – Landscaping DEB19 – Gardens DEB20 – Public Realm	
HB1 Protection of historic buildings	DEB21 - Conservation	The local plan provides a strategic policy for protecting the character and appearance of buildings of architectural or historic interest and setting of listed buildings. Policy DEB21 of the DNDP brings the policy up to date and in accordance with the NPPF and relates it to local characteristics.
HB2 Demolition of listed buildings	DEB21 - Conservation	The local plan policy resists the demolition of listed buildings. However, it does not reflect the content of para 132 of the NPPF. Policy DEB21 is prepared in accordance with the NPPF.
HB3 Conversions and alterations to historic buildings	DEB21 - Conservation	The local plan policy resists the conversion or alteration of listed buildings. However, it does not reflect the content of para 132 of the NPPF. Policy DEB21 is prepared in accordance with the NPPF.
HB4 Extensions to listed buildings	DEB21 - Conservation	The local plan policy enables the sympathetic extension of listed buildings. Policy DEB21 supports development within the setting of a heritage asset provided that it does not have an adverse impact upon its significance.
HB5 Preserving historic buildings through alternative uses	No specific policies apply	The local plan policy supports the change of use of listed buildings subject to certain criteria.
HB6 Securing the repair of listed buildings	No specific policies apply	The local plan policy relates to the use of statutory powers to secure the repair of listed buildings.
HB8 Safeguarding the character of conservation areas	DEB21 - Conservation	The local plan policy prioritises the protection of the character and appearance of conservation areas. Policy DEB21 is in compliance with this policy.
HB9 Controlling demolition in conservation areas	DEB21 - Conservation	The local plan policy restricts the demolition of buildings in conservation areas. Policy DEB21 does not contradict the local plan policy.
HB10 Advertisements in conservation areas	DEB20 – Public Realm	The local plan policy restricts advertisement proposals that would detract from the character and appearance of a conservation area. Policy DEB20 does not contradict the local plan policy.

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
HB14 Ensuring archaeological remains are not destroyed	No specific policies apply	The local plan policy protects archaeological remains according to their significance.
H3 Housing development in villages	DEB1 – Growth DEB2 – Appropriate Housing DEB3 - Allocation of site north of Ipswich Road for development DEB4 - Allocation of site south of Low Road for development DEB5 - Allocation of site east of Aspall Road opposite Primary School	The local plan policy provides a presumption in favour of development within housing settlement boundaries, subject to the consideration of certain criteria. The policies of the DNDP identified are in conformity with Policy H3.
H7 Restricting housing development unrelated to needs of countryside	No specific policies apply	The local plan policy controls proposals for new housing in the countryside. The DNDP does not conflict with the Local Plan approach.
H8 Replacement dwellings in the countryside	No specific policies apply	The local plan policy provides criteria for the consideration of replacement dwellings in the countryside. The DNDP does not contradict the local plan policy.
H9 Conversion of rural buildings in the countryside	No specific policies apply	The local plan provides criteria for the consideration of buildings in the countryside. The DNDP does not contradict the local plan policy
H10 Dwellings for key agricultural workers	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for agricultural workers' dwellings. The DNDP does not contradict the local plan policy
H11 Residential caravans and other mobile homes	No specific policies apply	The local plan policy provides criteria for the consideration of residential caravans or mobile homes. The DNDP does not contradict the local plan policy
H13 Design and layout of housing development	DEB6 – Consultation with the Parish Council DEB7 – Sustainability DEB9 – Residential Car Parking DEB10 – Lifetime Homes	The local plan policy provides criteria for the consideration of proposals for new homes. The DNDP policies support the criteria.

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<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
H14 A range of house types to meet different accommodation needs	DEB8 – Housing Mix	The local plan policy seeks a variety of house types and design in development of 10 or more. The DNDP policies support the criteria.
H15 Development to reflect local characteristics	DEB6 – Consultation with the Parish Council DEB7 – Sustainability DEB17 – Landscaping DEB19 – Gardens DEB20 – Public Realm	The local plan policy requires that the development of new homes should be consistent with the pattern and form of development in the surrounding area. The DNDP policies support the criteria.
H16 Protecting existing residential amenity	DEB18 – Green Spaces DEB19 – Gardens	The local plan policy seeks to protect existing amenity and character of residential areas. The DNDP policies support the criteria and designate particular open spaces.
H17 Keeping residential development away from pollution	No specific policies apply	The local plan policy does not allow residential development which will be impacted by existing noise, smell or other forms of pollution or hazardous installations. The DNDP does not preclude the use of this policy.
H18 Extensions to existing dwellings.	No specific policies apply	The policy regulates the potential impact of extensions to homes. The DNDP does not preclude the use of this policy.
H19 Accommodation for special family needs.	No specific policies apply	The local plan policy addresses how proposals for residential annexes in the countryside will be considered. The DNDP does not preclude the use of this policy.
CL3 Major utility installations and power lines in the countryside.	No specific policies apply	The local plan policy seeks the careful siting of major installations for utilities and power lines. The DNDP does not preclude the use of this policy.
CL5 Protecting existing woodland.	DEB23 – Nature Conservation	The local plan policy seeks to protect woodland, particularly ancient woodland. Policy DEB23 supports this approach.
CL2 Development within special landscape areas.	DEB17 - Landscaping	The local plan policy seeks to protect the important local landscape characteristics identified as Special Landscape Areas. In Debenham, this includes the upper Deben valley. The policies in the DNDP do not compromise this designation.
CL6 Tree preservation orders.	No specific policies apply	The local plan policy states that TPOs will be used to prevent the loss of important trees and woodland. The DNDP does not preclude the use of this policy.

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
CL8 Protecting wildlife habitats.	DEB23 – Nature Conservation	The local plan policy protects important habitats and species. The DNDP policies support this approach.
CL9 Recognised wildlife areas.	DEB23 – Nature Conservation	The local plan policy will not allow development that would harm sites with a nature conservation interest. The DNDP policies support the criteria.
CL11 Retaining high quality agricultural land.	No specific policies apply	The local plan policy encourages the conservation of the best agricultural land. The DNDP does not preclude the use of this policy within the overall context of Debenham’s Core Strategy designation as a Key Service Centre.
CL12 The effects of severance upon existing farms.	No specific policies apply	The local plan provides for consideration of the impact of a development proposal on farm severance and fragmentation. The DNDP does not preclude the use of this policy.
CL13 Siting and design of agricultural buildings.	DEB22 – Views DEB23 – Nature Conservation	The local plan policy requires proposals for farm buildings to have regard to visual amenity. The DNDP policies support this approach.
CL14 Use of materials for agricultural buildings and structures	No specific policies apply	The local plan policy requires materials chosen for such buildings to be sympathetic to their setting. The DNDP does not preclude the use of this policy.
CL15 Livestock buildings and related development.	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The DNDP does not preclude the use of this policy.
CL16 Central grain stores, feed mills and other bulk storage buildings.	No specific policies apply	The local plan policy restricts the siting of such buildings where they significantly intrude into the countryside. The DNDP does not preclude the use of this policy.
CL17 Principles for farm diversification.	DEB13 - Supporting Financial Sustainability	The local plan policy enables changes of use for farm diversification subject to a number of criteria. Policy DEB13 supports appropriate tourism development, which can often provide alternative uses for agricultural businesses.
CL18 Changes of use for agricultural and other rural buildings to non-residential uses.	No specific policies apply	The local plan provides criteria for the consideration of proposals for converting agricultural buildings to non-agricultural uses. The DNDP does not preclude the use of this policy.
CL19 Farm shops.	No specific policies apply	The local plan policy provides criteria for the consideration of farm shop proposals.

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		The DNDP does not preclude the use of this policy.
CL20 Garden centres.	No specific policies apply	The local plan provides criteria restricting the location of garden centres. The policies of the DNDP are compatible with this approach.
CL21 Facilities for horse riding.	No specific policies apply	The local plan provides criteria for considering proposals for the use of land for horse riding and the need to protect landscape, habitats and residential amenity. The policies of the DNDP are compatible with this approach.
CL22 Advertisements in a countryside setting.	No specific policies apply	The local plan policy provides criteria for the siting of advertisement in the countryside. The policies of the DNDP are compatible with this approach.
CL24 Wind turbines in the countryside.	DEB22 – Views DEB23 – Nature Conservation	The local plan policy requires careful consideration of the siting of wind turbines to minimise visual impact. The DNDP policies support this approach.
E3 Warehousing, storage, distribution, and haulage depots.	No specific policies apply	The policy identifies how proposals for such uses will be considered, including in the countryside. The policies of the DNDP do not conflict with the local plan approach.
E4 Protecting existing industrial/business areas for employment- generating uses.	DEB13 - Supporting Financial Sustainability DEB14 – Employment	The local plan prevents development within or adjacent to existing business areas that would prejudice their continued use. The DNDP policies do not conflict with this approach.
E5 Change of use within existing industrial/commercial areas.	DEB14 – Employment	The local plan policy provides for considering proposals for the change of use or new buildings for employment uses in existing employment areas. Policy DEB14 supports this policy.
E6 Retention of individual industrial and commercial sites.	DEB14 – Employment	The local plan policy sets out how proposals for the change of use of existing employment sites will be considered. Policy DEB14 supports this policy.
E7 Non-conforming industrial uses.	DEB14 – Employment	The local plan policy restricts the intensification of businesses that are inappropriate to the surroundings and encourages their relocation. The DNDP does not conflict with this approach.
E8 Extensions to industrial and commercial premises.	DEB14 – Employment	The local plan policy provides consideration as to how proposals for extensions to existing premises will be considered. The DNDP policies do not conflict with this approach.

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
E9 Location of new businesses.	No specific policies apply	The local plan provides criteria for the consideration of the siting of new business premises. The DNDP policies do not conflict with this approach.
E10 New industrial and commercial development in the countryside.	No specific policies apply	The local plan restricts the development of new industrial development in the countryside unless a need to locate it away from towns and villages can be justified. The DNDP does not conflict with this approach.
E11 Re-use and adaptation of agricultural and other rural buildings for industrial or commercial use	DEB13 - Supporting Financial Sustainability	The local plan supports such proposals subject to certain criteria. Policy DEB14 supports this policy in relation to tourism development.
E12 General principles for location, design and layout of industrial and commercial development.	No specific policies apply	The local plan policy provides criteria for the location and design of new industrial and commercial development. The policies in the DNDP do not conflict with this approach.
S3 Amusement centres.	No specific policies apply	The local plan policy provides criteria for the location of amusement centres and does not permit them in conservation areas. The policies in the DNDP do not conflict with this approach.
S5 Living accommodation above shops and other commercial premises.	No specific policies apply	The local plan policy provides for the creation of homes above shops. Although more appropriate to town centres, the DNDP policies to not conflict with this approach.
S7 Provision of local shops.		The local plan policy provides criteria for the consideration of additional shopping floorspace within settlement boundaries. The policies in the DNDP do not conflict with this approach.
S8 Shop front design.	DEB20 – Public Realm	The local plan policy provides for how proposals for new shop fronts will be considered. Policy DEB20 does not conflict with this approach.
S9 Retaining traditional shop fronts.	DEB20 – Public Realm	The local plan seeks the retention of traditional shop fronts within conservation areas. Policy DEB20 does not conflict with this approach.
S10 Convenience goods stores.	No specific policies apply	The local plan policy provides criteria by which proposals for supermarkets will be considered. It is unlikely that such a proposal will be forthcoming in Debenham but policies in the DNDP would not conflict with the approach in the local plan.
S11 Retail warehousing.	No specific policies apply	The local plan policy provides criteria by which proposals for retail warehouses will be

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Local Plan Strategic Policy	Neighbourhood Plan Policy	Comment
		considered. It is unlikely that such a proposal will be forthcoming in Debenham but policies in the DNDP would not conflict with the approach in the local plan.
S12 Retail on industrial estates and commercial sites.	No specific policies apply	The local plan policy provides criteria by which proposals for retail on industrial estates will be considered. Policies in the DNDP would not conflict with the approach in the local plan.
S13 Ancillary retail uses.	No specific policies apply	The local plan policy provides criteria by which proposals for ancillary uses will be considered. Policies in the DNDP would not conflict with the approach in the local plan.
T1 Environmental impact of major road schemes.	No specific policies apply	The local plan policy provides criteria for assessing the benefits and impacts of major road schemes. No such schemes are currently proposed in the DNDP area but policies in the DNDP would not conflict with the approach in the local plan.
T4 Planning obligations and highways infrastructure.	DEB24 – Financial Contributions	The local plan policy refers to the ability for developers to enter into Section 106 agreements to secure necessary highway improvements. Policy DEB24 does not conflict with this approach.
T6 Petrol filling station and other roadside services.	No specific policies apply	The local plan policy provides criteria for the location of petrol filling station and roadside services. Policies in the DNDP would not conflict with the approach in the local plan.
T7 Provision of public car parking.	No specific policies apply	The local plan policy seeks to provide adequate public car parks to meet identified needs. Policies in the DNDP would not conflict with the approach in the local plan.
T9 Parking standards.	No specific policies apply	The local plan states that development should accord with the adopted parking standards. Policies in the DNDP would not conflict with the approach in the local plan.
T10 Highway considerations in development.	DEB11 - Traffic flows and non-residential car parking	The local plan policy sets out criteria for the consideration of highway matters. Policy DEB11 accords with the local plan approach.
T11 Facilities for pedestrians and cyclists.	DEB12 – Non-motorised networks	The local plan policy seeks to improve facilities for pedestrians and cyclists. Policy DEB12 accords with the local plan approach.
T12 Designing for people with disabilities.	No specific policies apply	The local plan policy seeks to ensure that highways proposals have regard to the needs

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<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
		of people with disabilities. Policies in the DNDP would not conflict with the approach in the local plan.
T13 Bus services.	DEB1 - Growth	The local plan policy seeks to locate new development in ways which support the network of bus services. The locational policy of DEB1 supports this approach.
RT1 Sports and recreation facilities for local communities.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for new sport and recreation facilities. Policies in the DNDP would not conflict with this approach.
RT2 Loss of existing sports and recreation facilities.	No specific policies apply	The local plan policy seeks to protect existing facilities or ensure suitable replacement facilities are provided. Policies in the DNDP would not conflict with this approach.
RT3 Protecting recreational open space.	No specific policies apply	The local plan policy safeguards recreational open space from development. Where development is allowed, suitable and equivalent provision should be made. Policies in the DNDP would not conflict with this approach.
RT4 Amenity open space and play areas within residential development.	No specific policies apply	The local plan policy sets a standard for the provision of open space and play areas in large sites. Policies in the DNDP would not conflict with this approach.
RT5 Recreational facilities as part of other development.	No specific policies apply	The local plan policy seeks, where appropriate to secure recreation facilities as part of an office, retail, commercial or mixed-use development. Policies in the DNDP would not conflict with this approach.
RT6 Sport and recreational facilities in the countryside.	No specific policies apply	The local plan policy provides criteria for the consideration of new or extensions of such facilities in the countryside. Policies in the DNDP would not conflict with this approach.
RT7 Noisy sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of noisy sports. Policies in the DNDP would not conflict with this approach.
RT8 Motor sports.	No specific policies apply	The local plan policy provides criteria for the consideration of the location of motor sports. Policies in the DNDP would not conflict with this approach.
RT9 Facilities for air sports.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for air sports. Policies in the DNDP would not conflict with this approach.

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<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
RT10 Golf courses.	No specific policies apply	The local plan policy provides criteria for the consideration of proposals for golf courses. Policies in the DNDP would not conflict with this approach.
RT11 Facilities for informal countryside recreation	No specific policies apply	The local plan policy provides criteria for the consideration of proposals such as picnic areas and country parks. Policies in the DNDP would not conflict with this approach.
RT12 Footpaths and bridleways.	DEB12 – Non-motorised networks	The local plan policy seeks to maintain and improve the public rights of way network. Policy DEB12 accords with the local plan approach.
RT13 Water-based recreation.	No specific policies apply	The local plan policy supports then development of water-based recreation facilities subject to impact on the character and appearance of the countryside. Policies in the DNDP would not conflict with this approach.
RT14 Art in public places.	No specific policies apply	The local plan policy encourages the provision of public art. Policies in the DNDP would not conflict with this approach.
RT16 Tourism facilities and visitor attractions.	DEB13 - Supporting Financial Sustainability	The local plan policy provides criteria for the location, design and scale of facilities and attractions. Policy DEB13 accords with the local plan approach.
RT17 Serviced tourist accommodation.	DEB13 - Supporting Financial Sustainability	The local plan policy identifies how proposals for tourist accommodation will be considered. Policy DEB13 accords with the local plan approach.
RT18 Touring caravan and camping sites.	DEB13 - Supporting Financial Sustainability	The local plan policy identifies how proposals for touring caravans and camping sites will be considered. Policy DEB13 accords with the local plan approach.
RT19 Static caravans and holiday chalets.	DEB13 - Supporting Financial Sustainability	The local plan policy identifies how proposals for such accommodation will be considered. Policy DEB13 accords with the local plan approach.
SC2 Septic tanks.	No specific policies apply	The local plan policy identifies when the use of septic tanks in development will be acceptable. Policies in the DNDP would not conflict with this approach.
SC3 Small sewage treatment plants.	No specific policies apply	The local plan policy identifies how proposals involving small scale sewage treatment plants will be considered. Policies in the DNDP would not conflict with this approach.
SC4 Protection of groundwater supplies.	No specific policies apply	The local plan policy seeks to protect damage to and contamination of groundwater

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<b>Local Plan Strategic Policy</b>	<b>Neighbourhood Plan Policy</b>	<b>Comment</b>
		resources. Policies in the DNDP would not conflict with this approach.
SC6 Recycling centres.	No specific policies apply	The local plan policy seeks to provide recycling centres within major development schemes. Policies in the DNDP would not conflict with this approach, although it is likely that such a major development would be contrary to the development plan.
SC7 Siting of telecommunications equipment	No specific policies apply	The local plan policy seeks to minimise the visual impact of telecommunications equipment including masts. Policies in the DNDP would not conflict with this approach.
SC8 Siting of new school buildings.	No specific policies apply	The local plan policy identifies how proposals for new school buildings will be considered. Policies in the DNDP would not conflict with this approach.
SC9 Conversion of premises to residential homes	No specific policies apply	The local plan policy provides criteria for the conversion of premises to residential homes. Policies in the DNDP would not conflict with this approach.
SC10 Siting of local community health services.	No specific policies apply	The local plan policy supports the provision of local community health facilities in towns and villages. Policies in the DNDP would not conflict with this approach.
SC11 Accommodation for voluntary organisations.	No specific policies apply	The local plan policy supports the conversion of redundant public buildings for use by voluntary organisations for community facilities. Policies in the DNDP would not conflict with this approach.

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

### Environmental Impact and Habitat Regulations

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.

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

In accordance with Regulation 9 of the Regulations, Debenham Parish Council requested Mid Suffolk District Council, as the responsible body, to consider whether an environmental assessment of the emerging Debenham Neighbourhood Plan is required. The District Council subsequently made this determination following consultation with the statutory consultees. The determination is set out in reports “Debenham Neighbourhood Plan Strategic Environmental Assessment Screening Determination” and the “Debenham Neighbourhood Plan Habitats Regulations Screening Determination” both dated March 2018. The determinations, following consultation with the Statutory Consultees as per Regulation 11 of The Environmental Assessment of Plans and Programmes 2004, determined that the Neighbourhood Plan required a Strategic Environmental Assessment but not a Habitats Regulations Assessment.

A Strategic Environmental Assessment of the Neighbourhood Plan was undertaken by AECOM Consultants as part of the Government Neighbourhood Plan Technical Support package and was published in June 2018.

In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) these documents are also submitted to Mid Suffolk District Council alongside the Neighbourhood Development Plan.

The Debenham NDP SEA concludes:

*The current version of the Debenham Neighbourhood Plan is likely to lead to significant positive effects in relation to the ‘Population and Community’ and ‘Health and Wellbeing’ SEA themes. These benefits largely relate to the Neighbourhood Plan’s focus on delivering housing which meets local needs, and enhancing the quality of life of residents, including through supporting community cohesion and on protecting and enhancing the built and natural environment. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing villagescape character and the setting of the historic environment. This will lead to significant positive effects in relation to the ‘Landscape and Historic Environment’ theme.*

*In relation to the ‘Transportation’ theme the Neighbourhood Plan has a close focus on limiting the impact of housing growth on congestion in the village, including at key pinchpoints on the road network, and on promoting walking and cycling as an alternative to the private car. This will bring significant positive effects.*

*The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the ‘Climate Change’ SEA theme, helping to limit per capita greenhouse gas emissions and support the resilience of the Neighbourhood Plan area to the likely impacts of climate change. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.*

*In relation to the ‘Land, Soil and Water Resources’ SEA theme, the allocations proposed through the Neighbourhood Plan will lead to a loss of productive agricultural land. However the significance of these negative effects on soils resources is uncertain given that recent detailed agricultural land classification has not been undertaken in the Neighbourhood Plan area. Screening Determination Statement of Reasons document also confirms that the making of the Debenham Neighbourhood Development 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.*

Human rights and equality impact assessment

The overall purpose of the Neighbourhood Development Plan is to improve the quality of life for people living now and in the future and working 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, in order to meet the needs expressed and address the issues identified. In order to confirm that the DNDP 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. This section assesses the Submission Draft of the DNDP to ensure that Debenham Parish Council is satisfying its statutory duties in this regard. An assessment has been made on whether the vision, objectives and 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 objective and the policies in the Neighbourhood Plan are provided, and their likely impact on persons with protected characteristics is assessed.

**Impact of Objectives of Debenham Neighbourhood Development Plan on Persons with Protected Characteristics**

<b>DNDP Objectives</b>	<b>Outcome for persons with Protected Characteristics</b>
<p>OBJECTIVE1: To provide new and appropriate housing that meets the needs of our community, in areas that are the most appropriate in terms of their impact on the village, and that provide for the potential number of homes that would satisfy the requirements in the emerging Joint Local Plan.</p>	<p>Provides for new homes to be provided in the village, which would potentially benefit older persons in need of specially designed accommodation.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
<p>OBJECTIVE 2: To ease and improve the traffic flow and parking around, and in the village.</p>	<p>Seeks to reduce the impact of traffic in the village and to improve parking provision.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

<b>DNDP Objectives</b>	<b>Outcome for persons with Protected Characteristics</b>
OBJECTIVE 3: To support initiatives which enhance the diversity of the local economy.	<p>Provides encouragement for creation of jobs.</p> <p>Neutral impact on persons with protected characteristics</p>
OBJECTIVE 4: To protect and enhance the unique and special character of Debenham for residents and visitors.	<p>Promotes maintaining and improving the quality of life for all residents.</p> <p>Neutral impact on persons with protected characteristics</p>
OBJECTIVE 5: To ensure that with any new housing growth, appropriate infrastructure is provided in a timely manner.	<p>Ensures that sufficient services remain in the village to meet local needs.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

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

Policy	Purpose	Outcome
DEB1	<ul style="list-style-type: none"> <li>To identify the amount and location of housing growth in Debenham for the period to 2036</li> </ul>	<p>Enables local housing needs to be met over the longer term.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB2	<ul style="list-style-type: none"> <li>To ensure that new housing development has regard to its potential local impact and the impact on facilities and infrastructure</li> </ul>	<p>Ensures a considered approach is taken to the provision of housing, its location and potential impact on the amenity of residents</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB3	<ul style="list-style-type: none"> <li>Allocates a site for housing development</li> </ul>	<p>A policy requirement of the Plan requires a proportion of new homes on allocated sites to meet “Lifetime Homes” standards.</p> <p>Positive impact for persons with certain protected characteristics.</p>
DEB4	<ul style="list-style-type: none"> <li>Allocates a site for housing development</li> </ul>	<p>A policy requirement of the Plan requires a proportion of new homes on allocated sites to meet “Lifetime Homes” standards.</p> <p>Positive impact for persons with certain protected characteristics.</p>
DEB5	<ul style="list-style-type: none"> <li>Allocates a site for housing development</li> </ul>	<p>A policy requirement of the Plan requires a proportion of new homes on allocated sites to meet “Lifetime Homes” standards.</p> <p>Positive impact for persons with certain protected characteristics.</p>
DEB6	<ul style="list-style-type: none"> <li>Requires developers of new housing to consult with the local community and to prepare development briefs for sites allocated in the Plan.</li> <li>Requires an “accommodation appraisal” to demonstrate how proposals respond to the community’s needs.</li> </ul>	<p>Requires that local needs are considered.</p> <p>Positive impact for persons with certain protected characteristics.</p>
DEB7	<ul style="list-style-type: none"> <li>Seeks to secure sustainable design and construction techniques in new development.</li> </ul>	<p>Reduces environmental impact of new housing on the wider environment</p> <p>Neutral impact on persons with protected characteristics.</p>

Policy	Purpose	Outcome
DEB8	<ul style="list-style-type: none"> <li>To achieve a housing mix in new development that provides homes that meet local needs</li> </ul>	<p>Enables local housing needs to be met over the longer term.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB9	<ul style="list-style-type: none"> <li>To minimise the impact of car ownership on the highway</li> </ul>	<p>Reduces car parking on the public highway.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB10	<ul style="list-style-type: none"> <li>To provide a proportion of “Lifetime Homes” in new housing developments.</li> </ul>	<p>Enables local housing needs to be met over the longer term.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB11	<ul style="list-style-type: none"> <li>To assess the impact of development on the highway and all users of the highway</li> <li>To seek the opportunity for public car parking</li> </ul>	<p>Minimises the detrimental impact of development on the highway and potentially provides a site or sites for public car parking.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB12	<ul style="list-style-type: none"> <li>To Protect and enhance the public rights of way network</li> </ul>	<p>Provides safe and convenient alternative opportunities to travel in the village other than the car.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB13	<ul style="list-style-type: none"> <li>To enable tourist related businesses to establish in the village.</li> </ul>	<p>Additional jobs in the community and healthier local economy.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB14	<ul style="list-style-type: none"> <li>Safeguards existing employment sites in the village from being lost to other development.</li> </ul>	<p>Ensures a level of jobs are provided in the village.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Policy	Purpose	Outcome
DEB15	<ul style="list-style-type: none"> <li>To ensure that new developments incorporate suitable infrastructure for high speed broadband to be provided.</li> </ul>	<p>Enable occupants of new development to be able to take advantage of connectivity to high speed broadband.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB16	<ul style="list-style-type: none"> <li>To protect the village centre shops and services from being lost to other uses</li> <li>To encourage new shops and services to locate in the village centre</li> </ul>	<p>Ensures that a level of shops and services remain in the village.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>
DEB17	<ul style="list-style-type: none"> <li>To minimise the impact of new development on the landscape and countryside setting of the village.</li> </ul>	<p>The locally distinct landscape and character will be maintained and enhanced.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB18	<ul style="list-style-type: none"> <li>Identifies important greens spaces that should be protected</li> </ul>	<p>Maintains a level of green space within the village for community benefit.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB19	<ul style="list-style-type: none"> <li>Protects areas characterised by the presence of large gardens</li> </ul>	<p>Maintains the distinct character of parts of the village.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB20	<ul style="list-style-type: none"> <li>Protects the distinct characteristics of public spaces and buildings in the village</li> </ul>	<p>Development proposals will not have a detrimental impact on the sense of place and character of the village.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB21	<ul style="list-style-type: none"> <li>Conserves and enhances the historic environment</li> </ul>	<p>Debenham's distinct historic character is preserved and enhanced.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB22	<ul style="list-style-type: none"> <li>Protects identified important views in the Neighbourhood Plan Area.</li> </ul>	<p>Debenham's distinct environmental character is preserved and enhanced.</p> <p>Neutral impact on persons with protected characteristics.</p>

Policy	Purpose	Outcome
DEB23	<ul style="list-style-type: none"> <li>Protects natural environment features in the Neighbourhood Plan Area from inappropriate development.</li> </ul>	<p>Debenham's distinct natural environment is preserved and enhanced.</p> <p>Neutral impact on persons with protected characteristics.</p>
DEB24	<ul style="list-style-type: none"> <li>Ensures that financial contributions secured through the Community Infrastructure Levy are directed towards the improvement of local infrastructure.</li> </ul>	<p>Local infrastructure is maintained improved during the lifetime of the Plan.</p> <p>Broadly positive impact for persons with certain protected characteristics.</p>

Certain protected characteristics are not affected by the DNDP, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics 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 Debenham Neighbourhood Plan

<b>Mid Suffolk Core Strategy 2008</b>	
CS8: Provision and Distribution of Housing	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS11: Supply of Employment Land	This policy was replaced by the Core Strategy Focused Review adopted in 2012
CS12: Retail Provision	The policy covers the identified town centres in Mid Suffolk. It does not apply to Debenham.
<b>Mid Suffolk Local Plan 1998 Saved Policies</b>	
SB1 Directing new development to existing settlements	This is listed as a “saved policy” but has been superseded by the Core Strategy (2008) CS1 and CS2
GP2 Development Briefs	The policy applies to site allocations in the Local Plan. There are no sites allocated in the Debenham NDP area.
GP4 Energy and resource conservation	This is listed as a “saved policy” but has been superseded by the Core Strategy (2008) CS3
HB7 Protecting gardens and parkland of historic interest	There are no such designations in the DNDP area
HB13 Protecting ancient monuments	There are no such designations in the DNDP area
H2 Housing development in towns	Not appropriate to the DNDP
H6 A regular supply of land	This is listed as a “saved policy” but has been superseded by the Core Strategy Focused Review (2012) FC2
CL23 After use of sites following mineral extraction.	There are no mineral extraction sites in the DNDP area
E2 Industrial uses on allocated sites.	There are no allocated sites in the DNDP area
S4 Avoiding the loss of residential accommodation.	Policy applies to principal shopping areas.
S6 Provision of office accommodation.	Policy applies to principal shopping areas.
T2 Minor highway improvements	The local plan policy notes that regard will be had to the content of schemes in the annual Transport Policies and Programme (TPP). The TPP is no longer published by highway authorities and therefore this policy is not relevant.
T5 Financial contributions to B1115 relief road.	Policy does not apply to DNDP area
T8 Lorry parking facilities in towns	The policy does not apply to Debenham.
T14 Rail services	The policy does not apply to Debenham.
RT15 Safeguarding arts and entertainments venues.	The policy does not apply to Debenham