



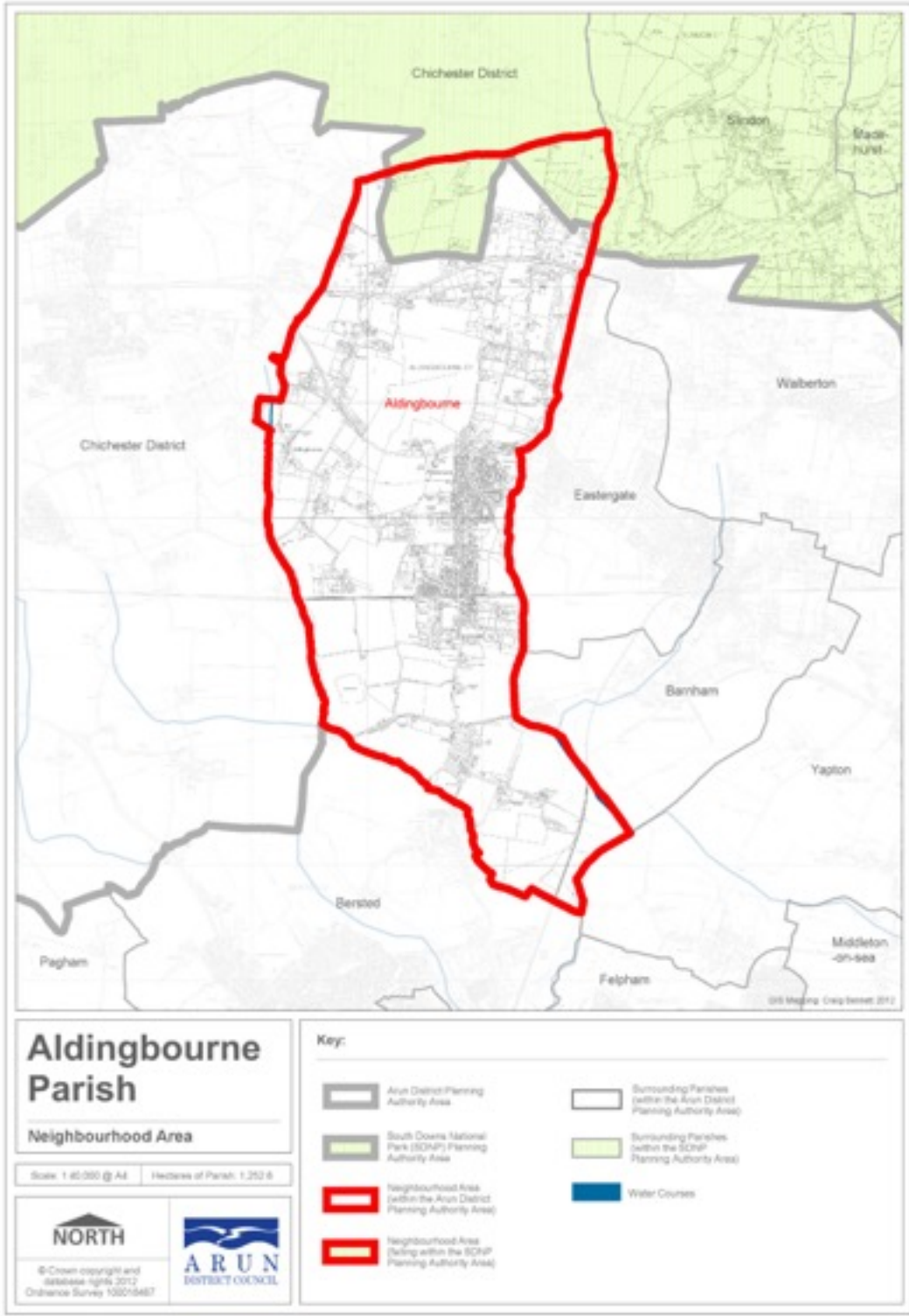
# **Aldingbourne Neighbourhood Development Plan 2014-2034**

## **Basic Conditions Statement**

**Plan Period 2014-2034**

**Published May 2015**

# Neighbourhood Plan Area Designation - Plan A



## **1. Introduction**

- 1.1 This Statement has been prepared by Aldingbourne Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (ADC), of the Aldingbourne Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Neighbourhood Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Aldingbourne, as designated by the Local Plan Sub- Committee of Arun District Council on 29 November 2012 (see Plan A).
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from the 1st January 2014 to 31st March 2034 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
  - the making of the neighbourhood development plan contributes to the achievement of sustainable development,
  - 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),
  - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

## **2. Background**

- 2.1 The Parish Council commenced preparation of the Neighbourhood Plan in October 2011. The key drivers of that decision were:
  - the encouragement of ADC to towns and parishes in its district to prepare Neighbourhood Plans

- a keenness of the Parish Council to manage local development
  - local community concern at the level of new development being imposed on the parish.
- 2.2 The Parish Council formed a Neighbourhood Plan Steering Group (“the Steering Group”) comprising a number of Councillors and lay members.
- 2.3 The Committee was delegated authority by the Parish Council to make decisions on the Neighbourhood Plan as the project reached specific approval milestones, i.e. publishing:
- the Draft Neighbourhood Plan
  - the Pre-Submission Neighbourhood Plan (and its Regulation 14 Schedule), and
  - the Submission Neighbourhood Plan
- 2.4 The Parish Council have worked with officers of ADC during the preparation of the Neighbourhood Plan. The positioning of the Neighbourhood Plan in respect of the emerging development plan, which proposes to establish a clear policy framework for neighbourhood plans, has been difficult. Progress on the new Arun Local Plan was delayed and the a consultation version of the new Plan only produced in November 2014 as this Plan was being finalised.
- 2.5 A number of saved policies of the 2003 Local Plan continue to provide a valid policy framework for the Neighbourhood Plan and these have been referenced alongside each proposed policy.
- 2.6 For the most, the plan has deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications. This has allowed the Neighbourhood Plan to focus on a relatively small number of policies.

### **3. Conformity with National Planning Policy**

- 3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the draft National Planning Practice Guidance (NPPG) in respect of formulating Neighbourhood Plans.
- 3.2 Compliance with the key objectives of the NPPF ensures that the Neighbourhood Plan promotes Sustainable Development.
- 3.3 The Aldingbourne NDP has regard to relevant policies within the NPPF in relation to:
- Building a strong, competitive economy
  - Ensuring the vitality of town centres

- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

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

3.3 The Aldingbourne NDP sets out the following policies that aim to build a strong, competitive economy:

EE1: Support for business
EE2: Retention of employment uses
EE3: Support for new commercial uses
EE4: Allocate land for commercial use
EE10: Communications infrastructure
EE11: Sustainable commercial buildings
EE12: Agriculture/Horticulture/Horsicultural employment

3.4 These policies meet the NPPF's aims by supporting and seeking to promote existing businesses and allowing for additional new services.

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

3.5 The Aldingbourne NDP sets out the following policies that aim to ensure the economic vitality of Aldingbourne.

EE5: Local Shopping Facilities
EE6: Car Parking

3.6 These policies meet the aims of the NPPF by seeking to retain the primary retail areas so important to community life and by recognising the importance that tourism plays in that vitality.

### **Promoting sustainable transport**

3.7 The Aldingbourne NDP sets out the following policies that aim to promote sustainable transport.

GA1: Connection to sustainable transport, local networks and green infrastructure
GA2: Footpath and cycle path network
GA3: Parking and new development
GA4: Woodgate Crossing

3.8 These policies meet the aims of the NPPF by seeking to ensure that the transport system is balanced in favour of sustainable transport modes giving people a choice about how they travel.

**Delivering a wide choice of high quality homes**

3.9 The Aldingbourne NDP sets out the following policies that aim to deliver a wide choice of high quality homes:

H3: Housing mix
H5: Housing site allocation
H6: Windfall sites

3.10 These policies meet the aims of the NPPF by seeking to allocate land for the provision of a mixture of new homes.

**Requiring good design**

3.11 The Aldingbourne NDP sets out the following policies that aim to ensure that design is of a high quality:

H2: Quality of design
H7: Outdoor Space
H8: Attention to Detail

3.12 These policies meet the aims of the NPPF by seeking to ensure that new development responds to the local character of the built and natural environment

**Promoting healthy communities**

3.13 The Aldingbourne NDP sets out the following policies that promote a healthy community:

LC1: Support independent living
LC2: Healthcare facilities
LC3: Recreation facilities
LC4: Provision of allotments
LC6: Designation of Local Green Spaces
LC7: School facilities

3.14 These policies meet the aims of the NPPF by recognising the challenges posed by an ageing population and providing opportunities to increase health care and leisure opportunities for all.

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

3.15 The Aldingbourne NDP sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

EH1 : Green Infrastructure and Ecosystem Services
EH2 : Protection of watercourses
EH3 : Surface water management
EH7 : Renewable energy

3.16 These policies meet the aims of the NPPF by recognising the need to deal with flooding both from the land and sea and also the need to improve the energy and water efficiency of buildings.

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

3.17 The Aldingbourne NDP sets out the following policies that seek to conserve and enhance the natural environment:

EH1 : Green Infrastructure and Ecosystem Services
EH5 : Protection of trees and hedgerows
LC6 : Designation of Local Green Spaces

3.18 These policies meet the aims of the NPPF by recognising the importance of green and open spaces to the wellbeing and vitality of the parish and the important role such places have in the biodiversity of the area.

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

3.19 The Aldingbourne NDP sets out the following policies that seek to conserve and enhance the historic environment:

EH8: Buildings and Structures of Character

EH9: Conservation Areas and Areas of Special Character

- 3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Aldingbourne has two Conservation Areas and a number of Listed Buildings. Part of the vision for Aldingbourne is to "... be a distinctive, vital and thriving community where its identity, heritage and aspirations for the future are valued, protected and promoted."

The policies set out in this plan aim to achieve this.

**4. General conformity with the strategic policies of the development plan for the area.**

- 4.1 The 2003 Local Plan ('2003 AALP' in Table C below) could not, of course, have anticipated the existence of the Localism Act almost a decade later and so made no provision for translating generic planning policy into a distinct parish-based plan. However, the Neighbourhood Plan policies are in general conformity with the strategic intent of the 2003 Plan and its specific policies. We have also taken into consideration the policies of the emerging ADC Local Plan Summer 2013.

Arun District Council has determined that a full Sustainability Appraisal is not required but the sustainability attributes of each policy are important to the parish and have therefore been assessed using the following criteria.



<b>Policy Title</b>	<b>2003 ADC Policy Reference</b>	<b>2011-31 ADC Draft Policy</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
EH1: Green Infrastructure Corridor and Ecosystem services	Policy Area 10, GEN27	GI SP1, ENV DM5, LAN DM1	+	0	+
EH2: Protection of watercourses	GEN23, 26	ENV SP1	+	+	+
EH3: Surface Water Management	GEN9	W DM1	+	+	+
EH4: Drainage for new housing	GEN9	W DM2	+	0	0
EH5: Protection of trees and hedgerows	GEN28	ENV DM4	+	0	+
EH6: Built Up Area Boundary	GEN2	SD SP2	+	+	+
EH7: Renewable Energy	GEN21	ECC DM1	+	+	+
EH8: Buildings and structures of character	GEN22	HER SP1, HER DM1, HER DM2	0	0	0
EH9: Conservation Areas and Areas of Special Character	AREA1,2	HER DM3, HER SP1	0	0	0
EH10: Open access and permissive paths	GEN15,16	OSR DM1	+	+	+
GA1: Connection to sustainable transport local networks and green infrastructure	GEN15,16	T DM1	+	+	+
GA2: Footpath and cycle path network	GEN15,16	T DM1	+	+	+
GA3: Parking and new development	GEN12	T DM1	+	+	+
GA4: Woodgate crossing	GEN4	T DM1	+	+	+
LC1: Support independent living	DEV20, 21	H DM2	+	0	0
LC2: Healthcare facilities	GEN8	HWB SP1	+	+	0
LC3: Recreation facilities	GEN8	OSR DM1	+	+	+
LC4: Provision of allotments	Policy Area 6	OSR SP1	+	0	+
LC5: Assets of Community Value	NPPF	NPPF	+	+	0
LC6: Local Green Spaces	Policy Area 5	OSR DM1	+	0	+

LC7: School facilities	GEN8	INF SP1 OSR DM1	+	+	0
EE1: Support for business	DEV27	RET DM1	+	+	0
EE2: Retention of employment land	DEV27	EMP DM1	+	+	0
EE3: Support for new commercial uses	DEV27	EMP DM1	+	+	0
EE4 : Allocate land for commercial use	DEV27	EMP DM1	+	+	0
EE5: Local shopping facilities	DEV30	RET DM1	+	+	0
EE6: Car Parking	GEN12, Policy Area 7	T DM2	+	+	0
EE7: Improving signage	GEN15,16	T DM1	+	+	+
EE8 Recreational and tourism activities	DEV34	OSR DM1	+	+	0
EE9: Rural Buildings	DEV1,2	EMP DM1	0	+	0
EE10: Communications Infrastructure	DEV41	TEL SP1	+	+	0
EE11: Sustainable commercial buildings	GEN7	D DM4	+	+	+
EE12: Agricultural/ Horticultural/ Horsicultural employment	DEV3, 5	EMP DM1	+	+	0
H1 - Grade 1,2 and 3a Agricultural Land	POLICY Area 12	C SP1	+	+	+
H2: Quality of Design	GEN7	D SP1	+	0	0
H3: Housing Mix	GEN7	H DM1	+	+	0
H4: Housing density	GEN7	D DM1	+	+	+
H5: Housing site allocations	GEN5,7, DEV17, 18	H SP1	+	+	0
H6: Windfall sites	GEN7	H DM1	+	+	0
H7: Outdoor space	GEN20	D SP1	+	0	+
H8: Attention to detail	GEN7	D SP1	+	0	0
H9: Local Connection		H SP3	+	0	+

H10: Integration of new housing	GEN7	D SP1	+	0	+
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Sustainability Attributes Key: + = positive; 0 = neutral; - = negative

## 5. Compatibility with EU Legislation

- 5.1 The Aldingbourne Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.2 Arun District Council has determined that in their opinion this plan meets the basic condition of not breaching, and otherwise being compatible with EU and Human Rights obligations.
- 5.3 The Aldingbourne Neighbourhood Plan area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.