



The Neighbourhood Plan

Findon Neighbourhood Development Plan 2016 - 2035

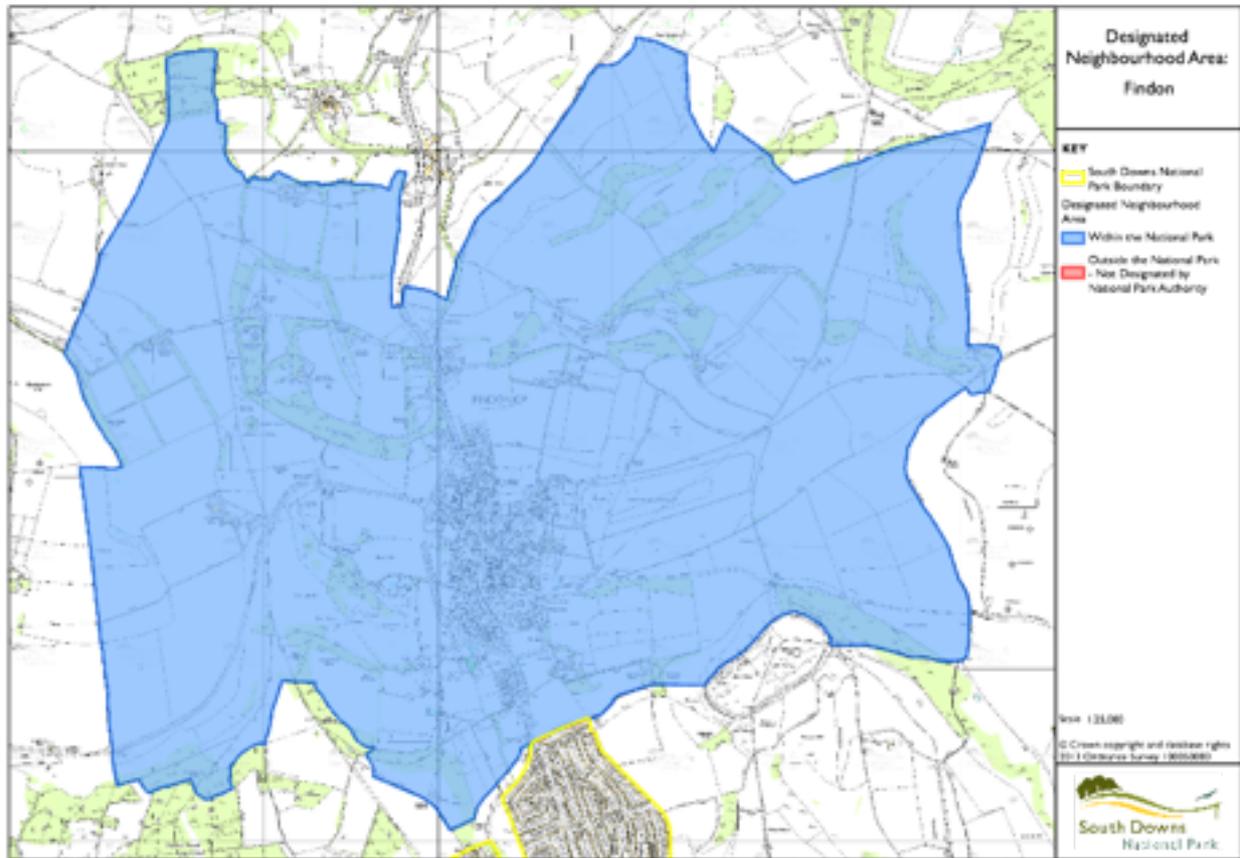
Basic Conditions Statement • January 2016



1. Introduction

- 1.1 This Statement has been prepared by Findon Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, South Downs National Park (SDNP), of the Findon Neighbourhood Development Plan (“the Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Findon (see Map at 1.6).
- 1.3 The policies described in the Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Plan is from the 1st January 2015 to 31st March 2035 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 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.

1.6 Neighbourhood Plan Area Designation



2. Background

2.1 The Parish Council commenced preparation of the Plan in September 2012. The key drivers of that decision were:

- the encouragement of SDNP to towns and parishes in its district to prepare Neighbourhood Plans;
- a keenness of the Parish Council to sustain the facilities within the Parish to meet residents' needs.

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 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 SDNP during the preparation of the Plan. The positioning of the Neighbourhood Plan in respect of the emerging SDNP development plan, which proposes to establish a clear policy framework for neighbourhood plans, has been difficult. The SDNP Plan is in its early stages and policies are being developed out of time with this Plan.

2.5 A number of saved policies of the Arun District 2003 Local Plan continue to provide a valid policy framework for the 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 Plan to focus on a relatively small number of policies.

3. Conformity with National Planning Policy

3.1 The 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 Findon NDP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy;

- 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 Findon NDP sets out the following policies that aim to build a strong, competitive economy:

BT1: Support for business
BT2: Retention of employment land
BT3: Support for new commercial uses
BT4: Retention of retail frontages
BT8: Recreation and Tourism
BT9: Communications Infrastructure
BT10: Home Working
BT11: Redundant Agricultural and Rural Buildings

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

Promoting sustainable transport

3.5 The Findon NDP sets out the following policies that aim to promote sustainable transport.

GA1: Sustainable transport
GA2: Footpath and cycle path network
GA3: School Travel Planning
GA4: A24 Improvements
GA5: Traffic Management

- 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 Findon NDP sets out the following policies that aim to deliver a wide choice of high quality homes:

HD1 : Spatial Plan of the Parish
HD4 : Live/work units
HD5 : Self Build Houses

- 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 Findon NDP sets out the following policies that aim to ensure that design is of a high quality:

HD8 : Design of Development
HD9 : Outdoor Space

- 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 Findon NDP sets out the following policies that promote a healthy community:

CFW1 : Support independent living
CFW2 : Support for new medical facilities
CFW3 : Recreation facilities
CFW4 : Provision of allotments
CFW6 : Local Green Spaces
CFW7 : Local Open Spaces
CFW8 : Unlit Village

- 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 Findon NDP sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

ES2 : Surface water management
ES4 : Renewable energy

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

Conserving and enhancing the natural environment

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

ES3 : Protection of trees and hedgerows
CFW8 : Unlit Village Status
CFW6 : Local Green Spaces
CFW7 : Local Open 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 Findon NDP sets out the following policies that seek to conserve and enhance the historic environment:

ES5 : Buildings and Structures of Character
ES6 : Conservation Areas and Areas of sSpecial Character
ES7 : Flint Walls

- 3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Findon has a Conservation Area and a number of Listed Buildings.

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

- 4.1 The Arun DC 2003 Local Plan 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 SDNP Local Plan.

A full Sustainability Appraisal has been provided (see Evidence Base) but the sustainability attributes of each policy have also been assessed in the table below.

Policy Title	2003 ADC Policy Reference	SDNP Preferred Options LP Sept 2015	Social	Economic	Environmental
ES1: Gaps between settlements	Area 11	SD11	0	0	+
ES2: Surface Water Management	GEN9	SD17	+	+	+
ES3: Protection of trees and hedgerows	GEN28	SD12	+	0	+
ES4: Renewable Energy	GEN21	SD31	+	+	+
ES5: Buildings and structures of character	GEN22	SD11	0	0	0
ES6: Conservation Areas and Areas of Special Character	AREA1,2	SD11	0	0	0
ES7: Flint Walls	GEN22	SD11	0	0	0
GA1: Sustainable transport	GEN15,16	SD18	+	+	+

GA2: Footpath and cycle path network	GEN15,16	SD19	+	+	+
GA3: Parking	GEN12	SD19	+	+	+
GA4: A24 Improvements		SD18	+	0	+
GA5: Traffic Management		SD18	+	0	+
CFW1: Independent living	DEV20, 21		+	0	0
CFW2: Medical Facilities	GEN8	SD53	+	0	0
CFW3: Recreation facilities	GEN8	SD21	+	+	+
CFW4: Allotments	Area 6	SD53	+	0	+
CFW5: Assets of Community Value	NPPF	NPPF	+	+	0
CFW6: Local Green Spaces	Policy Area 5	SD35	+	0	+
CFW7: Local Open Space	Policy Area 5	SD35	+	0	+
CFW8: Unlit Village status		SD9	0	0	+
BT1: Support for business	DEV27	SD27	+	+	0
BT2: Retention of employment land	DEV27	SD27	+	+	0
BT3: Support for new commercial uses	DEV27	SD27, SD28	+	+	0
BT4 Retention of retail frontages	DEV30	SD27, SD29	+	+	0
BT5: Car Parking		SD18	+	+	+
BT6: Shop and business signage	GEN33	SD52	+	+	+
BT7: Improving signage		SD52	+	0	+
BT8 Recreational and tourism activities	DEV34	SD20, SD27	+	+	0
BT9: Communications Infrastructure	DEV41	SD27	+	+	0
BT10: Home working	GEN7	SD27	+	+	+
BT11: Redundant Agricultural and rural buildings	DEV1	SD27	+	+	0

HD1: Spatial Plan of the Parish	NPPF	NPPF	+	+	+
HD2: Local Connection		SD24,SD25	+	0	+
HD3: Live/Work Units	GEN7		+	+	+
HD4: Self build houses	GEN7	SD24	0	0	0
HD5: Alterations and roof extensions	GEN7	SD24	+	0	0
HD6: Edge of boundary houses and paddocks	GEN7	SD22	0	0	0
HD7: Design of development	GEN7	SD6	+	0	0
HD8: Outdoor space	GEN20	SD6	+	0	+

Sustainability Attributes Key: + = positive; 0 = neutral; - = negative

5. Compatibility with EU Legislation

- 5.1 The 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 The Findon 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.