

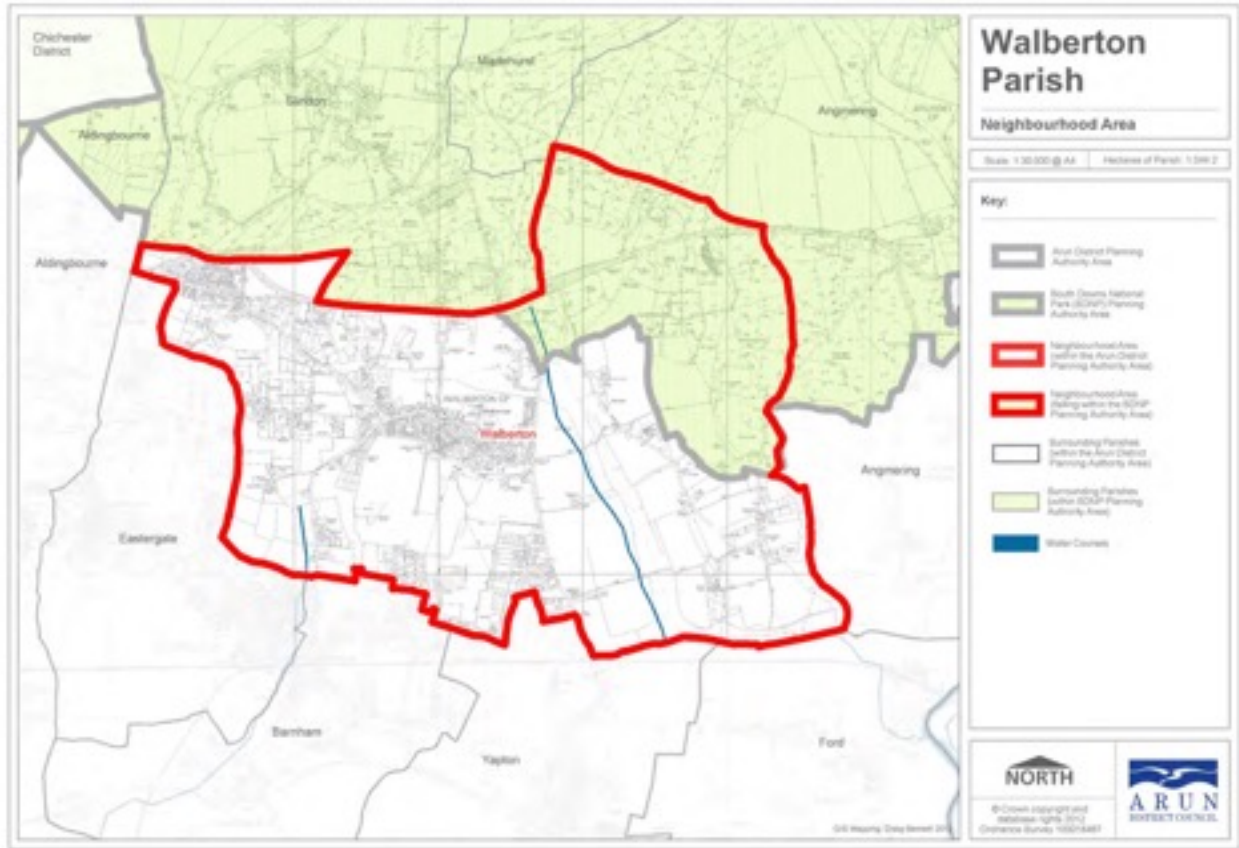


Walberton Neighbourhood Development Plan 2015 – 2035

Basic Conditions Statement



Neighbourhood Plan Area Designation - Plan A



1. Introduction

1.1 This Statement has been prepared by Walberton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (“ADC”), of the Walberton Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 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 Walberton, as designated by the Local Plan Sub-Committee of Arun District Council on 10 December 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 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 by 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 March 2014. 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 proposed in 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 such as:-

- the Draft Neighbourhood Plan;
- the Pre-Submission Neighbourhood Plan (and its Regulation 14 Schedule), and
- the Submission Neighbourhood Plan.

2.4 The Parish Council (Steering Group) has 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 then the Plan was suspended at Examination as the Neighbourhood 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 the Parish Council (Steering Group) was mindful of the 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 Neighbourhood Plan has regard to relevant policies within the NPPF in relation to:

1. Building a strong, competitive economy
2. Supporting a prosperous rural economy
3. Promoting sustainable transport
4. Delivering a wide choice of high quality homes
5. Requiring good design
6. Promoting healthy communities
7. Meeting the challenge of climate change, flooding and coastal change
8. Conserving and enhancing the natural environment
9. Conserving and enhancing the historic environment

3.4 **Building a strong, competitive economy**

The Neighbourhood Plan sets out the following policies that aim to build a strong, competitive economy:

CL1: Businesses
CL2: Commercial Uses
CL3: Retention of Employment Land
CL4: Tourism and Recreation
VE2: Horticultural Development
VE9: Rural Buildings

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

3.5 **Supporting a prosperous rural economy**

The Neighbourhood Plan sets out the following policies that aim to support the rural economy.

CL4: Tourism and Recreation
GA3: Car Parking

These policies meet the aims of the NPPF by seeking to support sustainable tourism and by recognising the importance that car parking plays in maintaining the vitality of local shops and the economic vitality of the three villages that make up the parish of Walberton.

3.6 **Promoting sustainable transport**

The Neighbourhood Plan sets out the following policies that aim to promote sustainable transport.

GA1: Open Access and Permissive Paths
GA2: Footpath, Bridleway and Cycle Path Network
GA3: Car Parking
GA4: School Transport
GA5: Traffic Management
GA6: A27/A29 Junction West, and other Strategic Junctions

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.

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

The Neighbourhood Plan sets out the following policies that aim to deliver a wide choice of high quality homes:

HP1: Spatial Plan of the Parish
HP 2 to 8: Housing Site Allocation
HP9: Housing Mix
HP10: Affordable Housing
HP12: Local Connection

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

3.8 **Requiring good design**

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

HP11: Housing Density
HP13: Design Guidance

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.

3.9 Promoting healthy communities

The Neighbourhood Plan sets out the following policies that promote a healthy community:

CL5: Support Independent Living
CL6: Health Care
CL7: Recreation Facilities
CL8: Allotments
GA1: Open Access and Permissive Paths
GA2: Footpath, Bridleway and Cycle Path Network
VE1: Designation of Local Green Spaces
VE13: Protection of Assets of Community Value

These policies meet the aims of the NPPF by planning positively for the provision of community facilities, recognising the challenges posed by an ageing population and providing opportunities to increase health care and leisure opportunities for all.

3.10 Meeting the challenge of climate change, flooding and coastal change

The Neighbourhood Plan sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

VE6 : Protection of Watercourses
VE7 : Surface Water Management
VE11 : Renewable energy

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.

3.11 Conserving and enhancing the natural environment

The Neighbourhood Plan sets out the following policies that seek to conserve and enhance the natural environment:

GA7: A27 Arundel Bypass
VE1 : Designation of Local Green Space
VE3 : Protection of Trees and Hedgerows
VE6: Protection of Watercourses
VE8 : Street Lighting
VE10: Biodiversity and Archaeology
VE11: Renewable Energy
VE12: Commercial Renewable Energy Schemes

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.

3.12 **Conserving and enhancing the historic environment**

The Neighbourhood Plan sets out the following policies that seek to conserve and enhance the historic environment:

VE4: Conservation Areas and Areas of Special Character
VE5: Buildings and Structures of Character

These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Walberton has two Conservation Areas and a number of Listed Buildings. Part of the vision for Walberton is for it to “.. continue to be an attractive place in which to live, maintaining its intrinsic rural character whilst allowing for sustainable development and improving local services”.

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

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

4.1 The 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. The Neighbourhood Plan also takes into consideration where relevant the reasoning and evidence informing the strategic policies of the emerging ADC Local Plan.

ADC 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, in the table below, using the following criteria.

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

Policy Title	2003 ADC Policy Reference	2011-31 ADC Draft Policy	Social	Economic	Environmental
VE1: Local Green Spaces	Policy Area 5	OSR DM1	+	0	+
VE2: Agricultural/ Horticultural/ Horsicultural employment	DEV3, 5	EMP DM1	+	+	0
VE3: Protection of trees and hedgerows	GEN28	ENV DM4	+	0	+
VE4: Conservation Areas and Areas of Special Character	AREA1,2	HER DM3, HER SP1	0	0	0
VE5: Buildings and structures of character	GEN22	HER SP1, HER DM1, HER DM2	0	0	0
VE6: Protection of watercourses	GEN23, 26	ENV SP1	+	+	+
VE7: Surface Water Management	GEN9	W DM1	+	+	+
VE8: Drainage for new housing	GEN9	W DM2	+	0	0
VE8: Street Lighting		QE DM2	+	0	+
VE9: Rural Buildings	DEV1,2	EMP DM1	0	+	0
VE10: Biodiversity and Archaeology	Policy Area 10, GEN27	GI SP1, ENV DM5, LAN DM1	+	0	+
VE11: Renewable Energy	GEN21	ECC DM1	+	+	+
VE12: Commercial Renewable Energy Schemes	GEN21	EC DM1	+	+	+
VE13: Assets of Community Value	NPPF	NPPF	+	+	0
HP1: Spatial Plan of the Parish	POLICY Area 12	C SP1	+	+	+
HP2-8: Housing site allocations	GEN5,7, DEV17, 18	H SP1	+	+	0
HP9: Housing Mix	GEN7	H DM1	+	+	0
HP10: Affordable housing	DEV17	H SP2	+	+	0
HP11: Housing density	GEN7	D DM1	+	+	+
HP12: Local Connection		H SP3	+	0	+
HP13: Design Guidance	GEN7	D SP1	+	0	0

Policy Title	2003 ADC Policy Reference	2011-31 ADC Draft Policy	Social	Economic	Environmental
GA1: Open access and permissive paths	GEN15,16	OSR DM1	+	+	+
GA2: Footpath, Bridleway and Cycle Path Network	GEN15,16	T DM1	+	+	+
GA3: Car Parking	GEN12	T DM1	+	+	+
GA4: School Transport	GEN12	T DM1	+	+	+
GA5: Traffic Management	GEN8	T SP1	+	0	+
GA6: A27/A29 Junction West and other Strategic junctions	GEN8	T SP1	+	0	+
GA7: Arundel Bypass	GEN8	T SP1	+	0	+
CL1: Business	DEV27	RET DM1	+	+	0
CL2: Commercial uses	DEV27	EMP DM1	+	+	0
CL3: Retention of employment land	DEV27	EMP DM1	+	+	0
CL4: Tourism and Recreation	DEV34	OSR DM1	+	+	0
CL5: Support independent living	DEV20, 21	H DM2	+	0	0
CL6: Health Care	GEN8	HWB SP1	+	+	0
CL7: Recreation facilities	GEN8	OSR DM1	+	+	+
CL8: Allotments	Policy Area 6	OSR SP1	+	0	+

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

5. Compatibility with EU Legislation

5.1 The 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 the Neighbourhood Plan meets the basic condition of not breaching, and otherwise being compatible with EU and Human Rights obligations.

5.3 The 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.