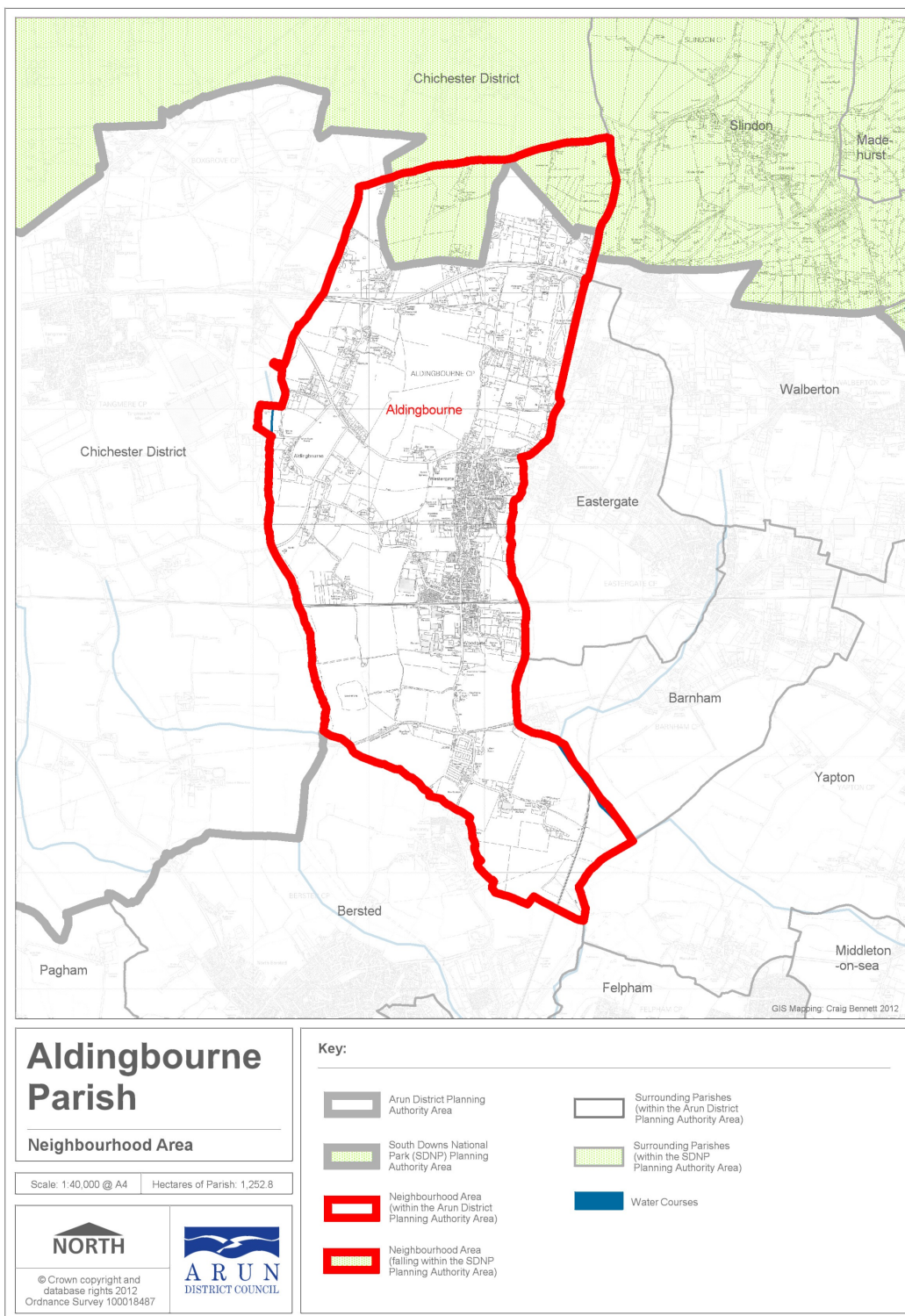


Aldingbourne Neighbourhood Development Plan 2019 - 2031

Basic Conditions Statement

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 2019 to 31st March 2031 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 revised Neighbourhood Plan in December 2018. The key drivers of that decision was the adoption of the Arun District Local Plan and the need to amend the Aldingbourne Neighbourhood Plan to ensure the two documents remain in alignment.
- 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 revised Plan comprises of saved policies from the Aldingbourne Neighbourhood Plan 2014- 2034 and two new policies along with an amendment to Map E to show the revised BUAB.

3. Conformity with National Planning Policy

- 3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the Revised National Planning Policy Framework (RNPPF) and is mindful of National Planning Practice Guidance (NPPG) in respect of formulating Neighbourhood Plans.
- 3.2 Compliance with the key objectives of the RNPPF ensures that the Neighbourhood Plan promotes Sustainable Development.
- 3.3 The Aldingbourne NDP has regard to relevant policies within the RNPPF in relation to:
5. Delivering a sufficient supply of homes
 6. Building a strong, competitive economy
 7. Ensuring the vitality of town centres
 8. Promoting healthy and safe communities
 9. Promoting sustainable transport
 10. Supporting high quality communications infrastructure
 11. Making effective use of land
 12. Achieving well-designed places
 13. Protecting Green Belt land
 14. Meeting the challenge of climate change, flooding and coastal change
 15. Conserving and enhancing the natural environment
 16. Conserving and enhancing the historic environment
 17. Facilitating the sustainable use of minerals

Building a strong, competitive economy

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

EE1: Supporting existing employment and retail
EE2: Retention of employment land
EE3: Support for new commercial uses
EE4: Local shopping facilities
EE5: Improving signage
EE6: Sustainable recreational and tourism activities
EE7: Rural buildings
EE8: Communications infrastructure
EE9: Sustainable commercial and employment buildings
LC9 : Site for camping/touring caravans

3.4 These policies meet the RNPPF'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.

EE4: Local Shopping Facilities
H7: Development in the vicinity of businesses

3.6 These policies meet the aims of the RNPPF 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: Promoting sustainable movement
GA2: Footpath and cycle path network
GA3: Parking and new development

3.8 These policies meet the aims of the RNPPF 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:

EH1: Built up Area Boundary
H1 2019: Provide housing to meet district council allocation
H2: Housing mix
H6: Windfall sites

3.10 These policies meet the aims of the RNPPF by seeking to allocate land for the provision of a mixture of new homes in appropriate sustainable locations.

Requiring good design

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

H8: Outdoor Space
H9: Attention to Detail

3.12 These policies meet the aims of the RNPPF 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: Provision of buildings for community use
LC4: Provision of allotments/community orchards
LC6: Designation of Local Green Spaces
LC7: Local Open Space

3.14 These policies meet the aims of the RNPPF 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:

EH2 : Green Infrastructure and Ecosystem Services
EH4 : Protection of watercourses
EH5 : Surface water management
EH7 : Renewable energy

3.16 These policies meet the aims of the RNPPF 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:

EH2 : Green Infrastructure and Ecosystem Services
EH6 : Protection of trees and hedgerows
EH12: Flint Walls
EH10: Unlit village status
LC6 : Designation of Local Green Spaces

3.18 These policies meet the aims of the RNPPF 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

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 Review has been prepared with full regard to national policies as set out in the National Planning Policy Framework (RNPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The NPPF was first published in 2012 and subsequently revised in July 2018 and in February 2019. In overall terms, there are three NPPF paragraphs (28 - 30) that provide general guidance on neighbourhood planning, to which the Review has directly responded.

4.2 The Parish Council considers the Review is planning positively to support the strategic development needs of the District, as framed by the Local Plans; by making housing allocations; and in seeking to protect and enhance aspects of the leisure, community, employment, environment and history of the Parish for the benefit of the local community and visitors and tourists. The Plan represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community for the kind of place that the Parish should remain.

3.3 The Parish Council believes the policies of the Review are in general conformity with the policies of the development plans for the district and the emerging Arun Non-Strategic Sites DPD. It acknowledges the physical and policy constraints of the Parish, but also makes provision for more than the housing growth sought by the Local Plan.

3.4 The table below demonstrates how the three new policies are consistent with national policy.

Policy	Title	Commentary
H1 2019	Provide housing to meet District Council allocation	<p>In light of the emerging Non-Strategic Sites DPD that is currently being prepared by Arun District Council, 'the neighbourhood planning body' requested an 'indicative figure' from the Local Planning Authority. The District Council confirmed that the 'indicative housing figure' for the neighbourhood area is 70.</p> <p>The policy allocates land for 92 additional dwellings. Along with an additional 25 units granted consent in 2019 the allocation exceeds the indicative figure by 47 units, an increase of 67% and therefore meets its housing requirement.</p>
EH1 2019	Land to the west of Westergate Street	<p>The parish is having to accommodate the impact of large scale developments to the north (Nyton Nurseries) and east (BEW) and two developments in Hook Lane. It is now over-developed in relation to infrastructure (eg Incoming Hook Lane residents from elsewhere cannot get places at the local primary school, which has been full for some years, Croft surgery requires expansion).</p> <p>The two sites allocated in the ANDP already provide more housing than required of the parish under the ALP.</p> <p>This side of the parish has already been rejected as not providing sustainable development as required by the NPPF, during consultation for the Arun Local Plan and the first ANDP, eg being less accessible for public transport, shops, schools and health services, close to biodiversity corridors based around protected chalk stream habitats, with high groundwater table.</p>
EH2 2019	Protection of habitats	<p>As much of the Parish lies within the Singleton and Cocking SAC 12km Wider Conservation Area, protection of habitats inline with the Habitats Directive is justified.</p>

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 A SEA and HRA has been under taken in accordance with the Conservation of Habitats and Species Regulations 2017 and under EU directive 92/43/EEC.