

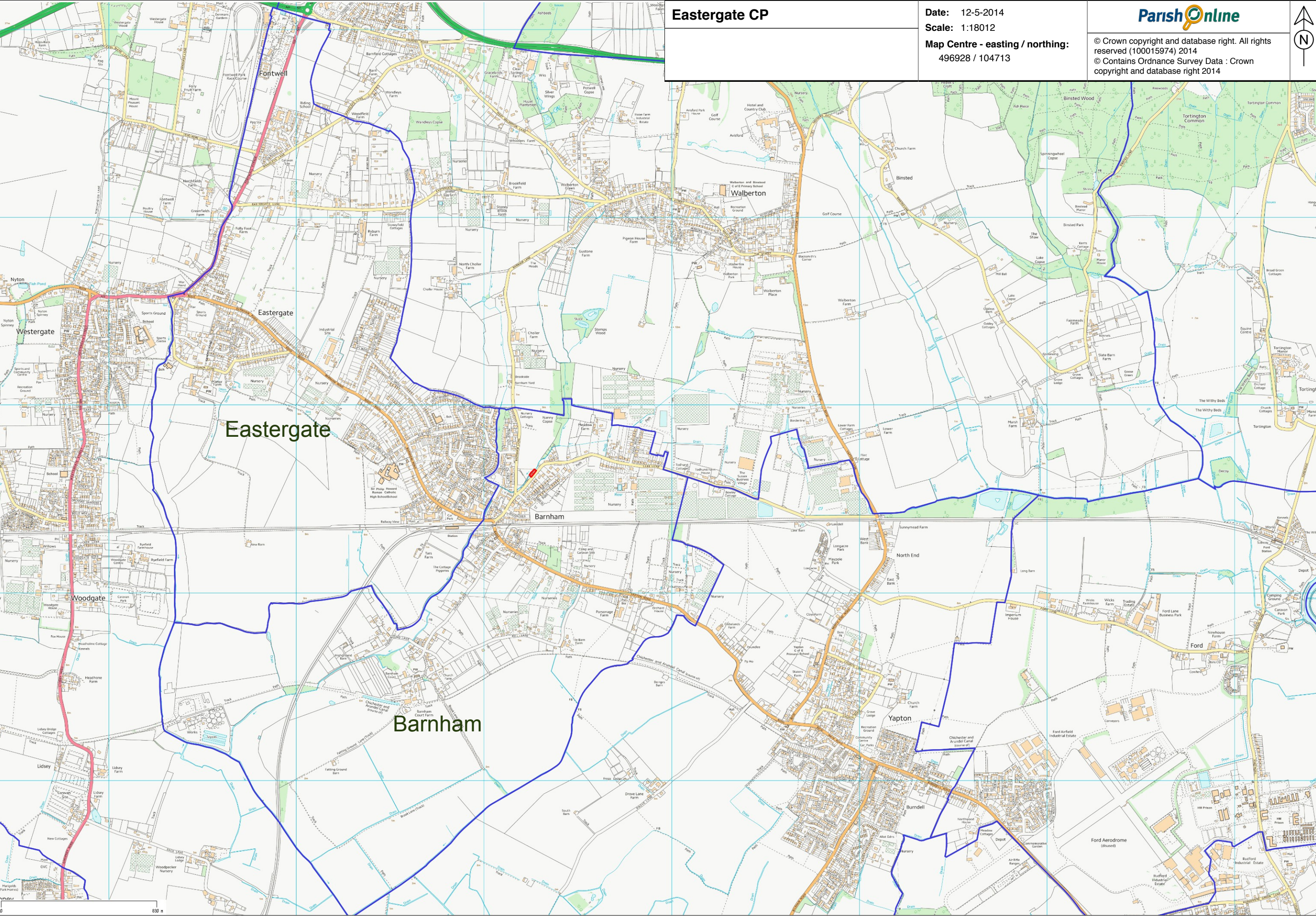
# Barnham and Eastergate Neighbourhood Plan 2014-29



Basic Conditions Statement  
Plan period 2014-2029

Published December 2013







## **1. Introduction**

- 1.1 This Statement has been prepared by Barnham and Eastergate Parish Councils (“the Parish Councils”) to accompany its submission to the local planning authority, Arun District Council (ADC), of the Barnham and Eastergate 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 Councils, a qualifying body, for the Neighbourhood Area covering the whole of the Parishes of Barnham and Eastergate, 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 to 31 March 2029 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 Councils commenced preparation of the Neighbourhood Plan in November 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 Councils to manage local development in the light of the risk of large housing development being imposed at Barnham and Eastergate
  - local community concern at the level of new development being imposed on the parishes.
- 2.2 The Parish Councils formed a Neighbourhood Plan Committee (“the Committee”) comprising a number of Councillors and lay members.
- 2.3 The Committee was delegated authority by the Parish Councils 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 Councils 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 in May 2013 when ADC did not approve the submission of the Plan for examination. A timetable for amendments to the Plan and for further consultations has not yet been 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 Barnham and Eastergate 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 Barnham and Eastergate NDP sets out the following policies that aim to build a strong, competitive economy:

EE1: Support for business
---------------------------

EE2: Retention of employment land
-----------------------------------

EE3: Support for new commercial uses
--------------------------------------

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 Barnham and Eastergate NDP sets out the following policies that aim to ensure the vitality of the village centres.

EE4: Retention of retail frontages
------------------------------------

EE5: Retention of existing car parks
--------------------------------------

EE6: Improving signage
------------------------

EE7: Support and promote recreational and tourism activities
--

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

### **Promoting sustainable transport**

- 3.7 The Barnham and Eastergate NDP sets out the following policies that aim to promote sustainable transport.

GA1: Connection to sustainable transport
GA2: Footpath and cycle path network
GA3: Contributions to maintain and improve the network
GA4: Parking and new development
GA5: Commuter parking

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

H1: Specific site allocation
H2: Windfall sites
H3: Housing mix

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

ES3: New development must contribute to local character by creating a sense of place appropriate to its location
ES7: Design new buildings to reflect the three-dimensional qualities of traditional local buildings
H4: Integration of new housing into surroundings
H5: Outdoor space
H6: Attention to detail
H7: Drainage for new housing

- 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 Barnham and Eastergate NDP sets out the following policies that promote a healthy community:

CLW1: Support independent living
CLW2: Support for new medical facilities
CLW3: Recreation facilities
CLW4: Provision of allotments
CLW5: Protection of assets of community value
CLW6: Designation of local green spaces
CLW7: Protection of open spaces
CLW8: Provision and improvement of 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 Barnham and Eastergate NDP sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

ES1: Flooding, drainage and new development
ES2: Water courses
ES3: The Local Gap/Green Infrastructure Corridor
ES11: Energy efficiency of new development
ES12: Energy efficiency of existing development
ES13: Renewable energy schemes

- 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 Barnham and Eastergate NDP sets out the following policies that seek to conserve and enhance the natural environment:

ES3: The Local Gap/Green Infrastructure Corridor
ES10: Trees and hedgerows will be protected
CLW6: Designation of local green spaces
CLW7: Protection of 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 parishes and the important role such places have in the biodiversity of the area.

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

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

ES6: Contribution to local character
ES7: Development affecting heritage assets
ES9: The Portsmouth and Arundel Canal

- 3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Barnham and Eastergate has a Conservation Area and a number of Listed Buildings. Part of the vision for Barnham and Eastergate is to “...value, protect and promote the unique parishes of Barnham and Eastergate by respecting their heritage.”

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.



<b>Policy Title</b>	<b>2003 ADC Plan Policies</b>	<b>ADC emerging Plan 2013</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
ES1: Flooding, drainage and new development	GEN9	SP14, DM40	+	+	+
ES2: Water courses	GEN9	SP14, DM40	0	0	+
ES3: The Local Gap/ Green Infrastructure Corridor	Policy Area 10, 11	SP21, DM25	+	0	+
ES4 : Protection of open views		SP13	+	0	+
ES5 : Design quality	GEN7	SP13	0	0	0
ES6: Contribution to local character	Dev23, GEN7	SP13, DM13, DM17, DM27	+	0	0
ES7: Development affecting heritage assets	Dev10,11,12	SP13	0	0	0
ES8: Buildings should be designed to reflect the three-dimensional qualities of traditional local buildings	Gen7	SP13	0	0	0
ES9: The Portsmouth and Arundel Canal	Policy Area 18		+	+	+
ES10: Trees and hedgerows	GEN28	DM38	+	0	+
ES11: Energy efficiency of new development	GEN21, 24	SP14, SP15	+	+	+
ES11: Energy efficiency of existing development	GEN21, 24	SP14, SP15	+	+	+
ES13: Renewable energy schemes	GEN21	SP14, SP15, DM19, GEN21	+	+	+
GA1:Connection to sustainable transport	GEN14	SP16, DM21, GEN16	+	+	+
GA2: Footpath and cycle path network	GEN15, 16	SP16, DM21	+	+	+
GA3: Contributions to maintain and improve the network	GEN15, 16	SP16, DM21	+	+	+
GA4: Parking and new development	Gen12	DM23	+	0	+
GA5: Commuter parking	Gen12	DM23	+	0	+
CLW1: Support independent living	Dev20, 21	DM12	+	0	0
CLW2: Support for new medical facilities	GEN8	DM12	+	+	0
CLW3: Recreation facilities	GEN8	DM20	+	+	+

CLW4: Provide allotment space	Policy Area 6	SP17	+	0	+
CLW5: Retain Assets of Community Value	None	NPPF	+	+	0
CLW6: Designation of local green spaces	Policy Area 5	SP16, DM20	+	0	+
CLW7: Protection of open spaces	Policy Area 5	SP16, DM20	+	0	+
CLW8: Provision and improvement of school facilities	GEN8	SP26	+	+	0
EE1: Support for business	Dev 27	DM1	+	+	0
EE2: Retention of employment land	Dev27	DM1	+	+	0
EE3: Support for new commercial uses	Dev27	DM1	+	+	0
EE4: Retention of retail frontages	Dev30	SP6, DM6	+	+	0
EE5: Retention of existing car parks	Gen12, Policy Area7	DM23	+	+	0
EE6: Improving signage	Dev27	DM1	+	+	0
EE7: Support and promote recreational and tourism activities	Dev34	SP7, DM7, DEV37	+	+	+
H1: Specific site allocation	Gen5, 7, Dev17, Dev18	Parish Housing Allocation designated in the Emerging ADC Local Plan  Policy GEN3 does not permit development outside of the built up area boundary. This proposal seeks to alter that boundary	+	+	-
H2: Integrate windfall sites	DEV18	GEN7	+	+	0
H3: Provide a mix of houses	DEV21	GEN7	+	+	0
H4: Integrate allocated site	GEN7	GEN7	+	0	+
H5: Provide good quality outdoor space	GEN20	GEN20	+	0	-
H6: Attention to detail	GEN7	GEN7	+	0	0

H7: Drainage for new housing	GEN9	SP14, DM40	+	+	+
------------------------------	------	------------	---	---	---

## 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 A screening opinion was issued by ADC which advised that the Neighbourhood Plan did not require a strategic environmental assessment (SEA) however the sustainability attributes of each policy have been identified.
- 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.