



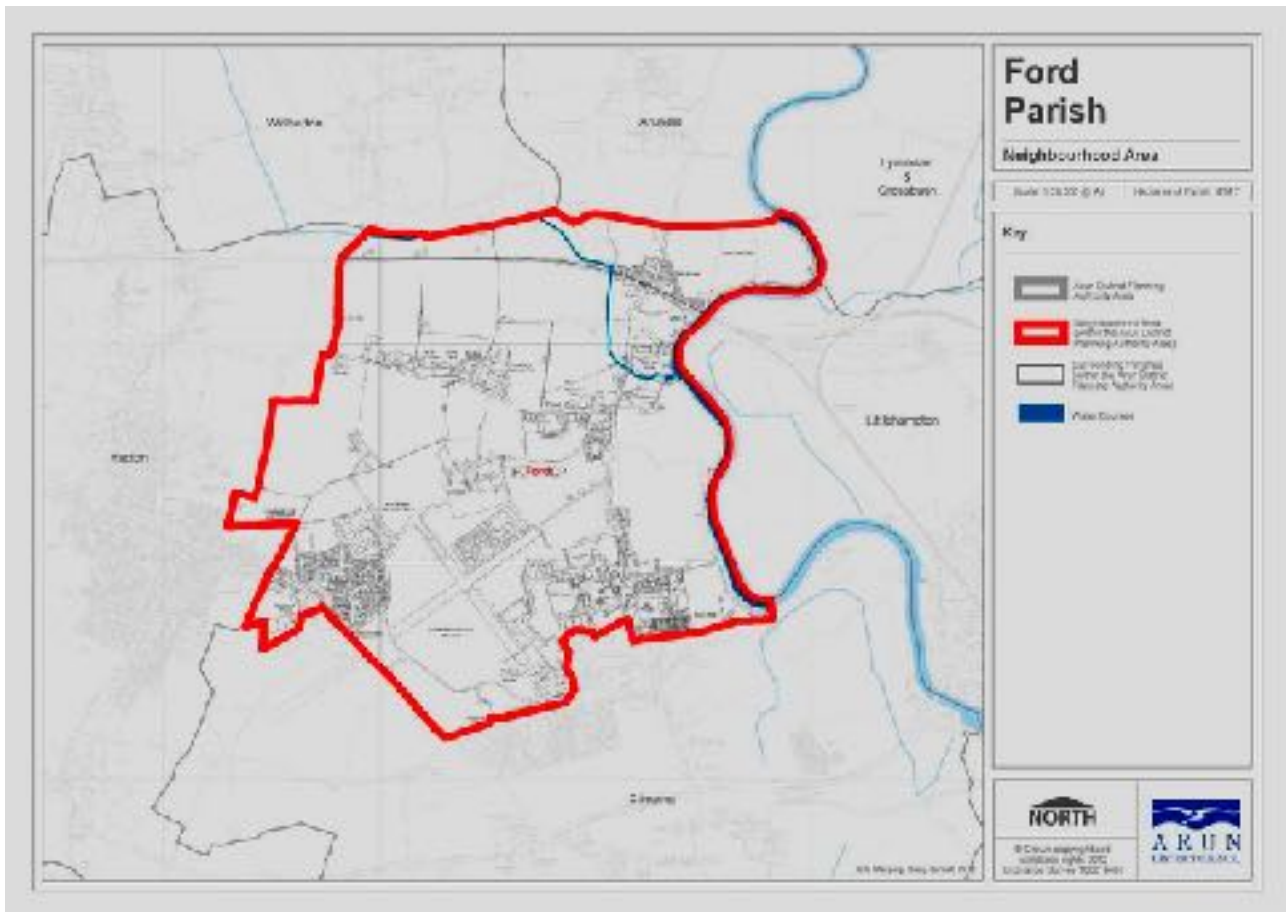
Ford Parish Council Neighbourhood Development Plan 2017-2031

Basic Conditions Statement



Published March 2017

Neighbourhood Plan Area Designation - Plan A



1. Introduction

1.1 This Statement has been prepared by Ford Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (“ADC”), of the Ford 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 Ford, as designated by the Local Plan Sub-Committee of Arun District Council on 6 December 2013 (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 2017 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 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 2013. 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 use of the Parish as a location for heavy industry.

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. A consultation on the proposed Modifications to the Local Plan were published in April 2017 and this Plan has been modified to ensure compliance with those modifications.

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. These saved policies will be entirely replaced by the new Local Plan once adopted.

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 sections within the NPPF in relation to:

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

3.3.1 Building a strong, competitive economy

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

EE1 : Support for business
EE2 : Retention of employment land
EE3 : Protection of existing businesses
EE4 : Support for new commercial uses
EE5 : Tourism activities

LC5 : Camping and Caravanning

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

3.3.3 Supporting a prosperous rural economy

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

EH5 : Grade 1, 2 and 3a Agricultural Land

EE1 : Support for business

EE2 : Retention of employment land

EE3 : Protection of existing businesses

EE4 : Support for new commercial uses

EE5 : Tourism activities

EE8 : Agricultural/Horticultural/Horsicultural employment

EE9 : Rural Buildings

LC5 : Camping and Caravanning

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 Ford.

3.3.4 Promoting sustainable transport

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

H6 : Integration of new housing

GA1 : Footpath and cycle path network

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.

3.3.5 Communications Infrastructure

The Neighbourhood Plan sets out the following policies that support communications infrastructures.

EE6 : Communications Infrastructure

3.3.6 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

SA1 : Ford Airfield

SA2 : Burnell Road
H2 : Housing Mix
H3 : Windfall sites
H5 : 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.

3.3.7 **Requiring good design**

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

EE10 : Quality of design of commercial buildings
H1 : Quality of design
H3 : Windfall sites
H4 : Recreational Space
H6 : Integration of new housing
GA2 : Parking and new development
GA3 : Streets and Access Ways to serve new development

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.

3.3.8 **Promoting healthy communities**

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

SP1 : Spatial Plan for the Parish
BUA2 : New infrastructure development
EE4 : Support for new commercial uses
LC1 : Support independent living
LC2 : Healthcare facilities
LC3 : Protection of assets of community value
LC4 : Designation of Local Green Space
LC6 : Local Open Space
H4 : Recreational Space
GA1 : Footpath and cycle path network

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.

3.3.10 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:

EH2 : Renewable energy
EH4 : Surface Water Management
EE7 : Sustainable Commercial Buildings

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

3.3.11 Conserving and enhancing the natural environment

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

HP1 : Spatial Plan of the Parish
BUA1 : Built Up Area Boundary
BUA2 : New infrastructure development
EH1 : Protection of trees and hedgerows
EH5 : Grade 1, 2 and 3a Agricultural Land
EH6 : Green infrastructure and Biodiversity Opportunity Area

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:

EH3 : Buildings and Structures of Character

These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Ford has a number of Listed Buildings and three Buildings of Special Character.

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.

A full Sustainability Appraisal has been carried out 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
BUA1 : Built up area boundary	GEN2	SD SP2	+	+	+
EE1: Support for Business	DEV27	EMP DM1	+	+	0
EE2: Retention of employment land	DEV27	EMP DM1	+	+	0
EE3: Protection of existing businesses	DEV27	EMP DM1	+	+	0
EE4: Commercial uses	DEV27	EMP DM1	+	+	0
EE5: Tourism activities	DEV34	EMP DM1	+	+	0
EE6: Communications infrastructure	DEV41	TEL SP1	+	+	0
EE7: Sustainable commercial buildings	GEN7	ECC SP2	+	0	+
EE8: Agricultural/ Horticultural/ Horsicultural employment	DEV3, 5	EMP DM1	+	+	0
EE9: Rural Buildings	DEV1,2	EMP DM1	0	+	0
EE10: Design of commercial buildings	GEN7	ECC SP2	+	0	+
EE11; Ford Industrial Estate	DEV1,2	EMP DM1	+	0	+
EH1: Protection of trees and hedgerows	GEN28	ENV DM4	+	0	+
EH2: Renewable Energy	GEN21	ECC DM1	+	+	+
EH3: Buildings and structures of character	GEN22	HER DM2	0	0	0
EH4 : Surface Water Management	GEN9	W DM2	+	+	+
EH5: Grade 1,2 3a agricultural land	GEN3	SO DM1	+	0	0
EH6: Green infrastructure and Biodiversity Opportunity Area	GEN27	ENV SP1	+	0	+
EH: Local Gap	GEN3	SO DM1	+	0	0

Policy Title	2003 ADC Policy Reference	2011-31 ADC Draft Policy	Social	Economic	Environmental
EH8: Light Pollution	GEN33	QE DM2	+	0	+
GA1: Footpath and Cycle Path Network	GEN15,16	T DM1	+	+	+
GA2: Parking	GEN12	T DM1	+	+	+
GA3: Streets and access ways					
H1: Quality of Design	GEN7	D DM1, DSP1	+	0	0
H2: Housing Mix	GEN7	H DM1	+	+	0
H3: Windfall sites	GEN7	H DM1	+	+	0
H4: Recreation space	GEN8	OSR DM1	+	+	+
H5: Local Connection		H SP3	+	0	+
H6: Integration of housing	GEN7	D SP1	+	0	+
LC1: Support independent living	DEV20, 21	H DM2	+	0	0
LC2: Health Care	GEN8	HWB SP1	+	+	0
LC3: Assets of Community Value	NPPF	NPPF	+	+	0
LC4 : Local Green Spaces	Policy Area 5	OSR DM1	+	0	+
LC5: Camping and caravanning	DEV37	TOU DM1	0	+	0
LC6: Local Open Space	Policy Area 5	OSR DM1	+	0	+
SA1,2: Housing site allocations	GEN5,7, DEV17, 18	H SP1	+	+	0
SP1: Spatial Plan of the Parish	POLICY Area 12	C SP1	+	+	+

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.

5.4 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to ADC confirmed that a Strategic Environmental Assessment of the Plan was required and a copy is included in the Evidence Base.