



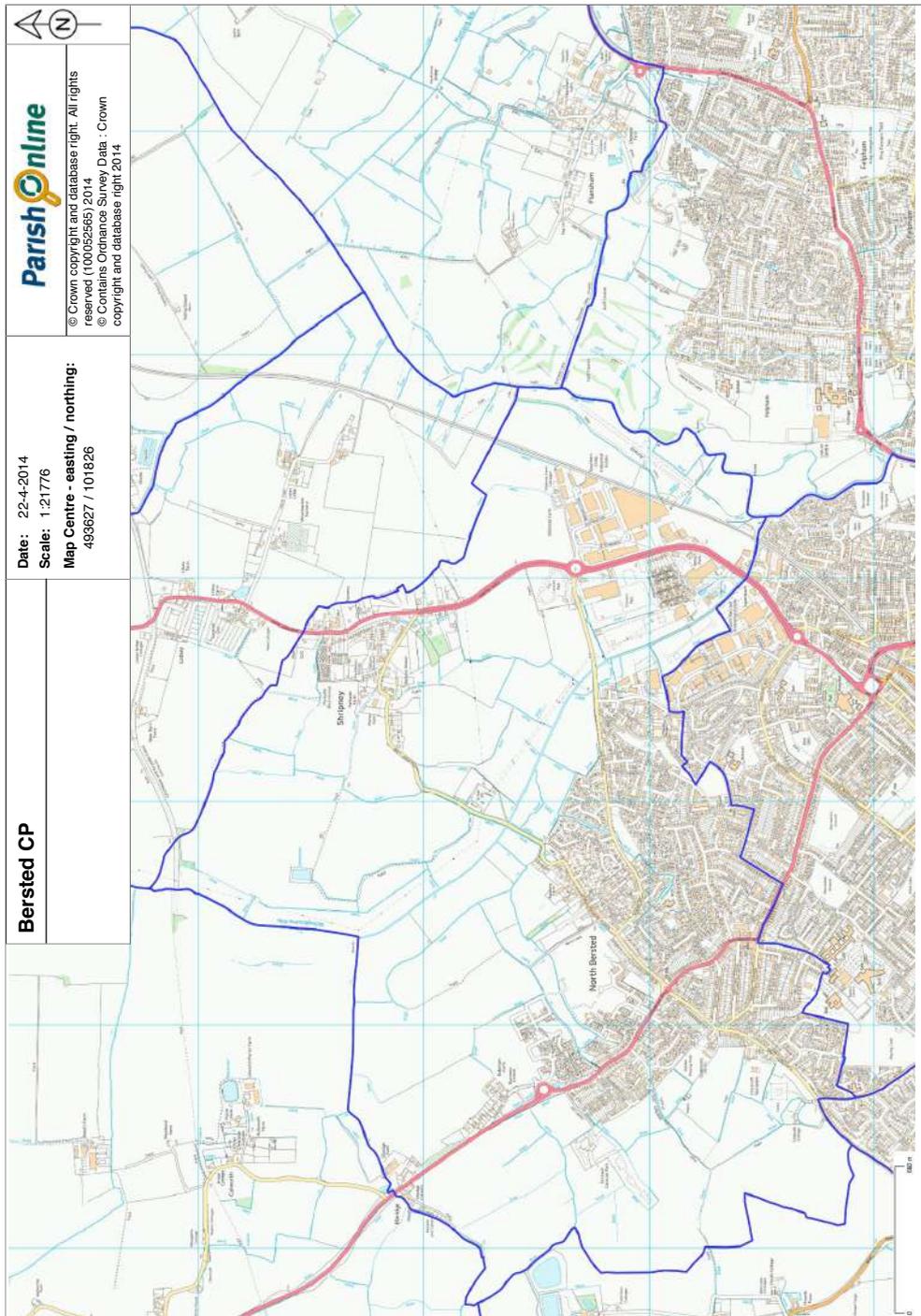
# Bersted Neighbourhood Plan

## Basic Conditions Statement

Plan Period 2014-2029

Published April 2014

# Neighbourhood Plan Area Designation



## **1. Introduction**

- 1.1 This Statement has been prepared by Bersted Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Arun District Council (ADC), of the Bersted 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 Bersted, 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 2014 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 Council commenced preparation of the Neighbourhood Plan in June 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 Council to manage local development
  - local community concern at the level of new development being imposed on 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, 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 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 Bersted 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 Bersted NDP sets out the following policies that aim to build a strong, competitive economy:

EE1: Support business expansion
EE2: Retain existing employment land in employment use
EE3: Encourage a diverse range of uses in the parish by supporting new office, workshop and light industrial uses.
EE6: New development to provide high quality communications infrastructure

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 Bersted NDP sets out the following policies that aim to ensure the economic vitality of Bersted.

EE4: Retain primary retail frontages
EE5: Retain Car Parking

3.6 These policies meet the aims of the NPPF 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 Bersted NDP sets out the following policies that aim to promote sustainable transport.

GA1: Developer or CIL contributions are required to support provision of new and improved footpaths, footways and cycleways
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GA2: Pedestrian and cycle routes must link together potential destinations, such as new housing and the village centres.

GA3: Encourage better planning of public transport and improved signage

GA4: Traffic calming and shared space features

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

HDQ1: Allocate land for up to 25 homes

HDQ4: Provide a mix of housing type

HDQ7: Design new development to be of high quality

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

ES1 : New development must contribute to local character by creating a sense of place appropriate to its location

ES7 : Building style must be appropriate to the historic context

HDQ7: Design new development to be of high quality

HDQ8: Provide good quality outdoor space

HDQ9: Design in the 'forgotten' elements from the start of the design process

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

CLW1: Support independent living

CLW2: Contributions required from developers of new housing to fund additional health facilities

CLW3: Protect existing and increase leisure opportunities
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CLW4: Provide allotment space
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CLW6: Protect Local Green Spaces
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CLW7: Protect Local Open Space
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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 Bersted NDP sets out the following policies that seek to meet the challenge of climate change, flooding and coastal change:

ES2 : Applications for new development must address flooding and drainage issues
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ES3 : New dwellings - Code for Sustainable Homes
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ES4 : No development of the Strategic Gap/Green Infrastructure Corridor
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ES9 : Increasing the energy efficiency of our buildings
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ES10: Support for renewable energy schemes
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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 Bersted NDP sets out the following policies that seek to conserve and enhance the natural environment:

ES4 : No development of the Strategic Gap/Green Infrastructure Corridor
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ES8 : Trees and hedgerows will be protected
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CLW6: Protect Local Green Spaces
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CLW7: Protect Local Open Space
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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 Bersted NDP sets out the following policies that seek to conserve and enhance the historic environment:

ES5: Retain buildings and structures of character
ES6: Conservation Areas will be promoted
ES7: Building style must be appropriate to the visible historic and local context

3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Bersted has two Conservation Areas and a number of Listed Buildings. Part of the vision for Bersted 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 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.

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

Policy Title	2003 ADC Policy Reference	Social	Economic	Environmental
ES1: New development must contribute to local character by creating a sense of place appropriate to its location	Dev23, GEN7	+	0	0
ES2: Applications for new development must address flooding and drainage issues	GEN9	+	+	+
ES3: New dwellings - Code for Sustainable Homes	GEN9	0	0	+
ES4: No development of the Strategic Gap/Green Infrastructure Corridor	Policy Area 10	+	0	+
ES5: Retain buildings and structures of character	GEN22	0	0	0

<b>Policy Title</b>	<b>2003 ADC Policy Reference</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
ES6: Conservation Areas will be promoted	Policy Area 2	0	0	+
ES7: Building style must be appropriate to the visible historic and local context	DEV10, 11, 12	0	0	0
ES8: Trees and habitats will be protected	Gen 28	+	0	+
ES9: Increasing the energy efficiency of our buildings.	GEN21, 24	+	+	+
ES10: Support for renewable energy schemes	GEN21	+	+	+
GA1: Developer or CIL contributions are required to support the provision and maintenance of cycle connections and footpaths.	GEN15,16	+	+	+
GA2: Pedestrian and cycle routes must link together potential destinations, such as new housing and retail areas	GEN15, 16	+	+	+
GA3: New development to provide parking on site for occupants and visitors.	GEN12	+	0	+
GA4: Encourage better planning of public transport and improved signage.	GEN14	+	+	+
CLW1: Support independent living	DEV20, 21	+	0	0
CLW2: Contributions required from developers of new housing to fund additional healthcare facilities	GEN8	+	+	0
CLW3: Protect existing and increase leisure opportunities	GEN8	+	+	+
CLW4: Provide allotment space	Policy Area 6	+	0	+
CLW5: Retain Assets of Community Value	NPPF	+	+	0
CLW6: Protect Local Green Spaces	Policy Area 5	+	0	+
CLW7: Protect Local Open Spaces	Policy Area 5	+	0	+

<b>Policy Title</b>	<b>2003 ADC Policy Reference</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
EE1: Support business expansion	DEV27	+	+	0
EE2: Retain existing employment land in employment use	DEV27	+	+	0
EE3: Encourage a diverse range of uses in the parish by supporting new office, workshop and light industrial uses.	DEV27	+	+	0
EE4: Retain existing retail frontages	DEV30	+	+	0
EE5: Retain Car Parking	GEN12, Policy Area 7	+	+	0
EE6: New development to provide high quality communications infrastructure	DEV41	+	+	0
HDQ1: Allocate land for up to 25 homes on land identified on the Proposals Map	GEN5,7 DEV17, 18	+	+	0
HDQ2: Local Connection	DEV18	+	0	0
HDQ3: Integrate allocated site	GEN7	+	0	+
HDQ4: Integrate windfall sites	DEV18	+	+	0
HDQ5: Provide a mix of houses	DEV21	+	+	0
HDQ6: Provide new facilities	GEN8	+	+	0
HDQ7: Design new development to be of high quality and demonstrate how it will reinforce the character of the parish	GEN7	+	0	0
HDQ8: Provide good quality private outdoor space	GEN20	+	0	+
HDQ9: Design in the 'forgotten' elements from the start of the design process	GEN7	+	0	0
HDQ10: New development must demonstrate how it will reinforce the character of the parish.	GEN7	+	0	0

<b>Policy Title</b>	<b>2003 ADC Policy Reference</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
HDQ11: New development must provide adequate onsite car parking	GEN12	+	+	0
HDQ12: Support new and improved utility infrastructure	GEN8	0	0	0
HDQ13: No new development outside of the defined built up area boundary	GEN2	+	0	+

## **5. Compatibility with EU Legislation**

- 5.1 The Bersted 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 requested from ADC but a response was not received in time to meet the publication schedule. However the sustainability attributes of each policy have been identified and a full sustainability appraisal of one of the housing sites has been included in the evidence base.
- 5.3 The Bersted 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.