



Amberley Neighbourhood Development Plan 2016-2032

Basic Conditions Statement

Published July 2016



1. Introduction

- 1.1 This Statement has been prepared by Amberley Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, South Downs National Park (SDNP), of the Amberley Neighbourhood Development Plan (“the Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 The Plan has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Amberley (see Map at 1.6).
- 1.3 The policies described in the Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Plan is from the 1st January 2016 to 31st March 2032 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 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 Plan in March 2015. The key drivers of that decision were:
- the encouragement of SDNP to towns and parishes in its district to prepare Neighbourhood Plans;
 - a keenness of the Parish Council to sustain the facilities within the Parish to meet residents' needs.
- 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 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 SDNP during the preparation of the Plan. The positioning of the Neighbourhood Plan in respect of the emerging SDNP development plan, which proposes to establish a clear policy framework for neighbourhood plans, has been difficult. The SDNP Plan is in its early stages (the pre-submission consultation is expected in September/October 2017) and policies are being developed out of time with this Plan.
- 2.5 A number of saved policies of the Horsham District 2007 Local Plan continue to provide a valid policy framework for the Plan.
- 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 Plan to focus on a relatively small number of policies.

3. Conformity with National Planning Policy

- 3.1 The 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 Plan has regard to relevant policies within the NPPF in relation to:

- Supporting a prosperous rural economy
- Promoting sustainable transport;
- Supporting high quality communications infrastructure
- 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.

Supporting a prosperous rural economy

3.3 The Plan sets out the following policies that aim to support a prosperous rural economy:

FI1 : Create a car park
FI2 : Build a joint-use school/community hall
FI3 : Protect assets of community value
ET1: Development of new and existing businesses
ET2: Telecommunications
ET3: Tourism

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

Promoting sustainable transport

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

GA1: Footpath and cycle path network
GA2: Pedestrian footways
GA3: Car parking
GA4: Traffic management

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

HD1: The presumption in favour of development
HD2: Settlement boundary
HD4: Housing mix
HD6: Housing site allocation
HD7: Windfall sites

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

HD3: Quality of design
HD5: Housing density
HD8: Outdoor space
HD9: Attention to detail

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

FI2: Build a joint-use school/community hall
EN6 : Dark skies
EN7: Designation of Local Green Spaces
EN8: Designation of Local Open Spaces

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

EN4 : Renewable and low carbon energy
FI4 : Surface water management

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

Conserving and enhancing the natural environment

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

EN1: Natural environment
EN2: Landscape character and open views
EN3: Protection of trees and hedgerows
EN6: Dark skies
EN7: Designation of Local Green Spaces
EN8: Designation of Local Open Spaces
FI5: Allocate land for community orchard/allotments

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

EN5: Conserve and enhance the heritage environment
--

3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Amberley has a Conservation Area and a number of Listed Buildings. Part of the vision for Amberley 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 Horsham DC 2007 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 2007 Plan and its specific policies. We have also taken into consideration the policies of the emerging SDNP Local Plan.

A full Sustainability Appraisal is not required but the sustainability attributes of each policy have also been assessed in the table below:

Policy Title	SDNP Preferred Options LP Sept 2015	Social	Economic	Environmental
EN1: Natural environment	SD2			
EN2: Landscape character and open views	SD5, 7			
EN3: Protection of trees and hedgerows	SD12	+	0	+
EN4: Renewable and low carbon energy	SD31	+	+	+
EN5: Conserve and enhance the heritage environment	SD11	0	0	0
ES6: Open access and permissive paths	SD14, SD19	+	+	+
EN6: Dark Skies	SD9	0	0	+
EN7 Local Green Spaces	SD35	+	0	+
EN8: Local Open Space	SD35	+	0	+
FI1: Create a car park	SD53	+	+	0
FI2: Build a school/ community hall	SD53	+	+	0
FI3: Assets of Community Value	NPPF	+	+	0
FI4: Surface water management	SD17	+	+	+
FI5: Allocate land for community orchard/ allotments	SD53	+	+	+
GA1: Footpath and bridle/ cycle path network	SD19	+	+	+
GA2: Pedestrian footways	SD19	+	+	+

GA3: Car parking	SD19	+	0	0
GA4: Traffic management	SD18			
ET1: Development of new and existing businesses	SD27	+	+	0
ET2: Telecommunications	SD27	+	+	0
ET3: Tourism	SD20	+	+	+
HD1: Presumption in Favour of Development	NPPF; SD23	+	+	+
HD2: Settlement boundary	SD22	+	0	+
HD3: Quality of design	SD6	+	0	0
HD4: Housing Mix	SD24	+	+	0
HD5: Housing density	SD24	+	+	+
HD6: Housing site allocation	SD22	+	+	0
HD7: Windfall sites	SD24	+	+	0
HD8: Outdoor space	SD6	+	0	+
HD9: Attention to detail	SD6	+	0	0

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

5. Compatibility with EU Legislation

- 5.1 The 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 The Amberley 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.