



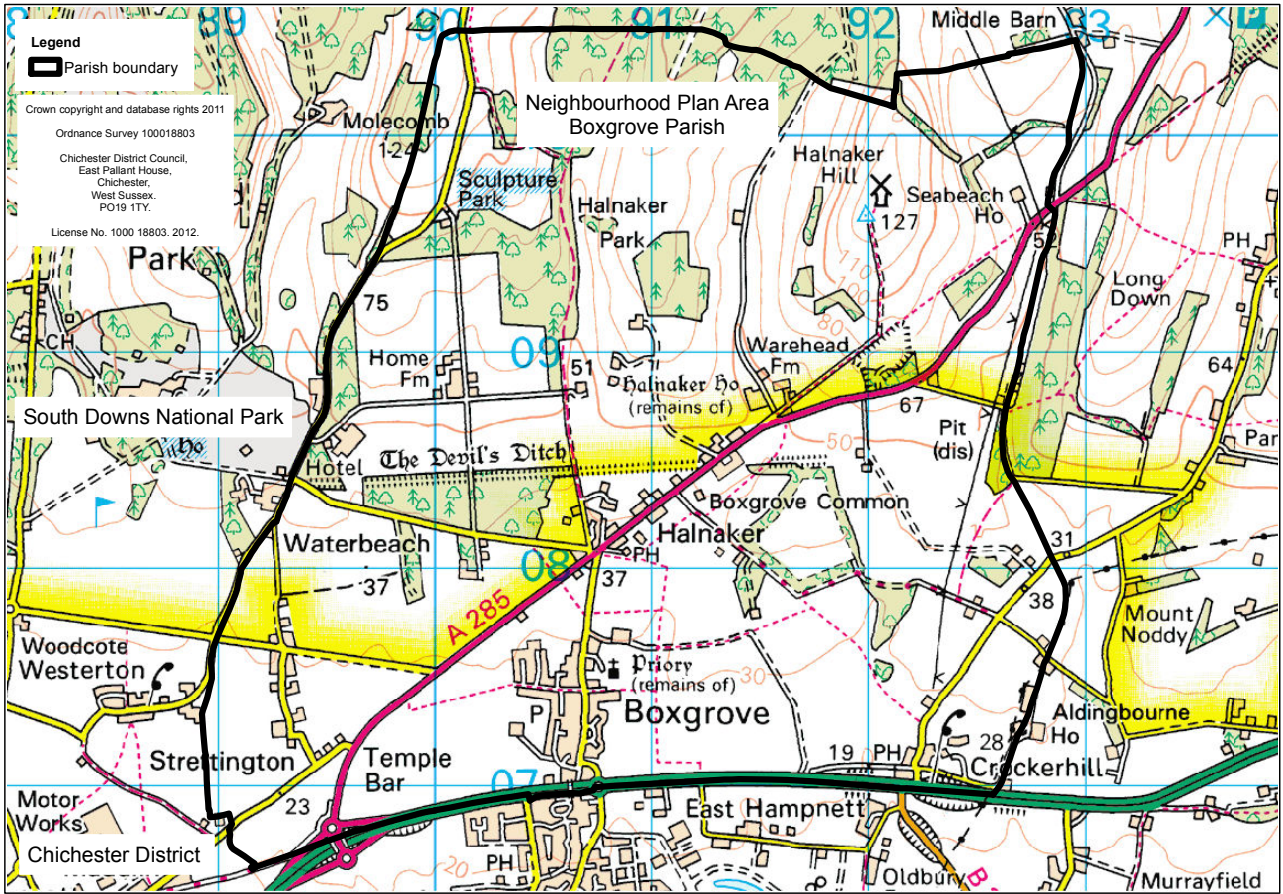
**BOXGROVE** Neighbourhood Plan  
BOXGROVE HALNAKER STRETINGTON CROCKERHILL

**Boxgrove Parish Council Neighbourhood Development Plan 2017-2029**

**Basic Conditions Statement**

**Published September 2017**

# Neighbourhood Plan Area Designation - Plan A



## **1. Introduction**

1.1 This Statement has been prepared by Boxgrove Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Chichester District Council (“CDC”), of the 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 Boxgrove, as designated by the Cabinet of Chichester District Council on 4 December 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 2017 to 31st 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 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 2012. The key drivers of that decision were:

- the encouragement of CDC to towns and parishes in its district to prepare Neighbourhood Plans
- a keenness of the Parish Council to manage local development

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 Steering Group 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.

### 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 existing employment and retail
EE2 : Tourism activities
EE3 : Communications Infrastructure
EE4 : Agricultural/Horticultural/Equine/Viticultural employment
EE5 : Rural Buildings

These policies meet the NPPF's aims by supporting and seeking to promote existing businesses and allowing for additional new services. It further recognises the importance of good communications infrastructure to the sustainability of businesses.

#### 3.3.3 Supporting a prosperous rural economy

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

EE1 : Support existing employment and retail
EE3 : Communications infrastructure
EE2 : Tourism activities

EE4 : Agricultural/Horticultural/Equine/Viticultural employment
EE5 : Rural Buildings
LC3 : Protection of assets of community value

These policies meet the aims of the NPPF by seeking to support sustainable tourism, improving communication and by recognising the importance that agriculture, horticulture, viticulture and equine activities play in maintaining the vitality of the local shop and PH and the economic vitality of the Parish.

### 3.3.4 Promoting sustainable transport

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

GA1 : Footpath and cycle path network
GA2 : Parking in new development
GA4 : Promoting sustainable movement

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.

EE3 : Communications Infrastructure
-------------------------------------

This policy recognises the importance of good reliable communications infrastructure to the sustainability of businesses and the educational and social needs of the community.

### 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:

SB1 : Spatial Plan of the Parish
H2 : Housing Mix
H3 : Windfall sites
H4 : Outdoor space

These policies meet the aims of the NPPF by seeking to ensure that new homes are located sustainably and are designed to meet the needs of local people.

### 3.3.7 Requiring good design

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

EH6 : Landscape character and important views
EH8 : Conserve and Enhance the Heritage Environment

H1 : Quality of design
H4 : Outdoor space

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 and conserves the important local historic environment.

### 3.3.8 Promoting healthy communities

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

LC1 : Support independent living
LC2 : Healthcare facilities
LC3 : Protection of assets of community value
LC4 : Designation of Local Green Space
LC5 : Local Open Space
LC7 : Boxgrove School
GA1 : Footpath and cycle path network
GA3 : Streets and Access Ways to serve new residential development

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 and low carbon energy
EH4 : Surface Water Management

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:

SB1 : Settlement boundary/recognised village envelope
EH1 : Protection of trees and hedgerows
EH3 : Reinstatement and restoration of land at Boxgrove and Eartham Quarries.
EH5 : Development on Agricultural Land
EH6 : Landscape character and important views

EH7 : Dark Skies
EH9 : South Downs National Park
LC4 : Designation of Local Green Space
LC5 : Designation of Local Open Space

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. The importance of the South Downs National Park and its special qualities are recognised.

### 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:

EH6 : Landscape character and important views
EH8 : Conserve and enhance the heritage environment

These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Boxgrove has a rich history with many fine heritage assets and the Plan seeks to ensure that development proposals enhance and conserve such assets.

## 4. General conformity with the strategic policies of the development plan for the area.

4.1 The Neighbourhood Plan policies are in general conformity with the strategic intent of the Adopted Chichester Local Plan 2014-2029. The NP does not seek to replicate the policies of this Plan.

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	2014-29 CDC Local Plan Policy	Social	Economic	Environmental
SB1 : Settlement boundary/recognised village envelope	2, 48	+	+	+
EE1: Support for Business	3, 26	+	+	0
EE2: Tourism activities	3, 30	+	+	0
EE3: Communications infrastructure	8.15	+	+	0
EE4: Agricultural/ Horticultural/Equine/ Visiculture	3,26, 32	+	+	0
EE5: Rural Buildings	19.23, 30, 46	0	+	0
EE6: Design of commercial buildings	40	+	0	+
EH1: Protection of trees and hedgerows	48	+	0	+

EH2: Renewable Energy	40	+	+	+
EH3: Reinstatement and restoration of land at Boxgrove and Eartham Quarries.	52	0	0	0
EH4 : Surface Water Management	42	+	+	+
EH5: Development on agricultural land	48	+	0	0
EH6: Landscape character and important views	47, 48	+	0	+
EH: Dark Skies	48	+	0	0
EH8: Conserve and Enhance the Heritage Environment	47	+	0	+
EH9 : South Downs National Park	48			
GA1: Footpath and Cycle Path Network	39	+	+	+
GA2: Parking	39	+	+	+
GA3: Streets and access ways	39			
GA4 : Promoting sustainable movement	39			
H1: Quality of Design	33	+	0	0
H2: Housing Mix	33	+	+	0
H3: Windfall sites	7.11, 34	+	+	0
H4: Outdoor space	33	+	+	+
LC1: Support independent living	3.28	+	0	0
LC2: Health Care	3.29	+	+	0
LC3: Assets of Community Value	29,38	+	+	0
LC4 : Local Green Spaces	19.51, 52	+	0	+
LC5: Local Open Space	19.51, 52	+	0	+
LC6 : Village Shop	16.22, 29, 38			
LC7 : Boxgrove School	38			

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 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 CDC confirmed that a Strategic Environmental Assessment of the Plan was not required.