



**Clapham**  
Neighbourhood  
Development Plan

# Clapham Neighbourhood Development Plan 2015-2035

## Basic Conditions Statement

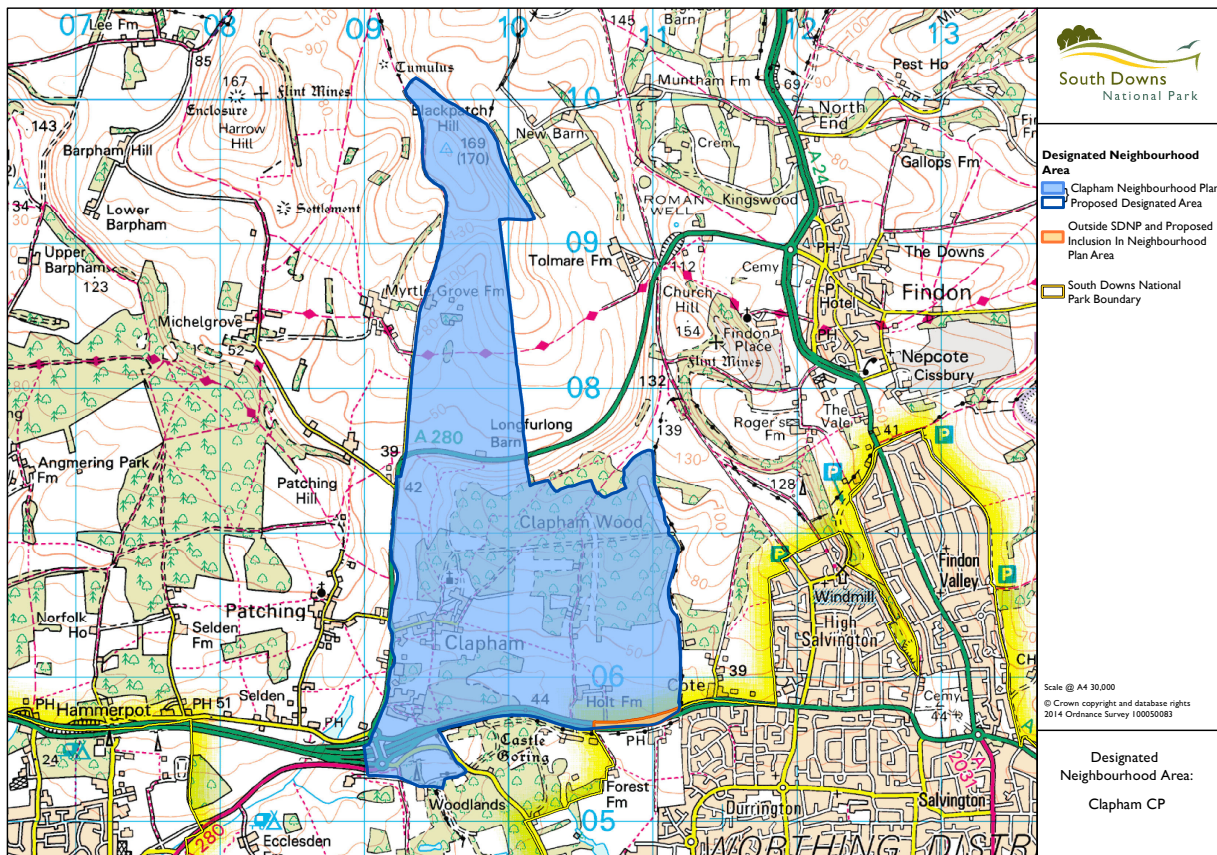


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## **1. Introduction**

- 1.1 This Statement has been prepared by Clapham Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, South Downs National Park (SDNP), of the Clapham 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 Clapham (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 2015 to 31st March 2035 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.

## 1.6 Neighbourhood Plan Area Designation



## **2. Background**

- 2.1 The Parish Council commenced preparation of the Plan in July 2014. 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 and policies are being developed out of time with this Plan.
- 2.5 A number of saved policies of the Arun District 2003 Local Plan continue to provide a valid policy framework for the 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 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 Clapham NDP has regard to relevant policies within the NPPF in relation to:
- Building a strong, competitive economy;

- 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 Clapham NDP sets out the following policies that aim to build a strong, competitive economy:

BT1: Support for business
BT2: Retention of employment land
BT3: Support for new commercial uses
BT4: The Village Shop/Cáfe
BT6: Recreation and Tourism
BT7: Communications Infrastructure
BT8: Agriculture/Horticulture/Horsicultural employment

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 Clapham NDP sets out the following policies that aim to promote sustainable transport.

GA1: Connection to sustainable transport, local networks and green infrastructure
GA2: Footpath and bridle/cycle path network
GA3: School Travel Planning

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

HD3: Housing mix
HD5: Housing site allocation
HD6: 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 Clapham NDP sets out the following policies that aim to ensure that design is of a high quality:

HD2: Quality of design
HD7: Outdoor Space
HD8: 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 Clapham NDP sets out the following policies that promote a healthy community:

CFW1: Support independent living
CFW2: Recreation facilities
CFW4: Designation of Local Green Spaces
ES6 : Open Access and Permissive Paths
ES7 : Unlit Village

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

ES1 : Surface water management
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ES3 : Renewable energy
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- 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 Clapham NDP sets out the following policies that seek to conserve and enhance the natural environment:

ES2 : Protection of trees and hedgerows
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ES7 : Unlit Village Status
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CFW4 : Designation of Local Green Spaces
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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 Clapham NDP sets out the following policies that seek to conserve and enhance the historic environment:

ES4: Buildings and Structures of Character
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ES5: Conservation Area
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ES8 : Old Flint and Brick Walls
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- 3.20 These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Clapham has a Conservation Area and a number of Listed Buildings. Part of the vision for Clapham 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 Arun DC 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. We have also taken into consideration the policies of the emerging SDNP Local Plan.

A full Sustainability Appraisal has been provided (see Evidence Base) but the sustainability attributes of each policy have also been assessed in the table below.



<b>Policy Title</b>	<b>2003 ADC Policy Reference</b>	<b>SDNP Preferred Options LP Sept 2015</b>	<b>Social</b>	<b>Economic</b>	<b>Environmental</b>
<b>ES1: Surface Water Management</b>	GEN9	SD17	+	+	+
<b>ES2: Protection of trees and hedgerows</b>	GEN28	SD12	+	0	+
<b>ES3: Renewable Energy</b>	GEN21	SD31	+	+	+
<b>ES4: Buildings and structures of character</b>	GEN22	SD11	0	0	0
<b>ES5: Conservation Area</b>	AREA1,2	SD11	0	0	0
<b>ES6: Open access and permissive paths</b>	GEN15,16	SD14, SD19	+	+	+
<b>ES7: Unlit Village status</b>		SD9	0	0	+
<b>GA1: Connection to sustainable transport local networks and green infrastructure</b>	GEN15,16	SD18	+	+	+
<b>GA2: Footpath and bridle/cycle path network</b>	GEN15,16	SD19	+	+	+
<b>GA3: School Travel Planning</b>	GEN12	SD19	+	+	+
<b>CFW1: Support independent living</b>	DEV20, 21		+	0	0
<b>CFW2: Recreation facilities</b>	GEN8	SD21	+	+	+
<b>CFW3: Assets of Community Value</b>	NPPF	NPPF	+	+	0
<b>CFW4: Local Green Spaces</b>	Policy Area 5	SD35	+	0	+
<b>BT1: Support for business</b>	DEV27	SD27	+	+	0
<b>BT2: Retention of employment land</b>	DEV27	SD27	+	+	0
<b>BT3: Support for new commercial uses</b>	DEV27	SD27, SD28	+	+	0
<b>BT4 The Village Shop/Café</b>	DEV30	SD27, SD29	+	+	0

<b>BT5: Improving signage</b>	GEN15,16		+	+	+
<b>BT6 Recreational and tourism activities</b>	DEV34	SD20, SD27	+	+	0
<b>BT7: Communications Infrastructure</b>	DEV41		+	+	0
<b>BT8: Sustainable commercial buildings</b>	GEN7	SD31	+	+	+
<b>BT9: Agricultural/ Horticultural/ Horsicultural employment</b>	DEV3, 5	SD27	+	+	0
<b>HD1: Presumption in Favour of Development</b>	NPPF	NPPF	+	+	+
<b>HD2: Quality of Design</b>	GEN7	SD6	+	0	0
<b>HD3: Housing Mix</b>	GEN7	SD24	+	+	0
<b>HD4: Housing density</b>	GEN7	SD24	+	+	+
<b>HD5: Housing site allocation</b>	GEN5,7, DEV17, 18	SD5,SD7,SD25	+	+	0
<b>HD6: Windfall sites</b>	GEN7	SD24	+	+	0
<b>HD7: Outdoor space</b>	GEN20	SD6	+	0	+
<b>HD8: Attention to detail</b>	GEN7	SD6	+	0	0
<b>HD9: Local Connection</b>		SD24,SD25	+	0	+
<b>HD10: Car Parking</b>	GEN12, Policy Area 7	SD18	+	0	+
<b>HD11: Integration of new housing</b>	GEN7	SD6,SD18	+	0	+
<b>HD12 : Clapham and Patching School</b>	GEN8		+	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 Clapham 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.