

# **Angmering Neighbourhood Plan 2014-2029 Basic Conditions Statement**



**June 2014**

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# 1 INTRODUCTION

- 1.1 This Basic Conditions Statement has been produced to explain how the proposed Angmering Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.
- 1.2 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.
- 1.3 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); and
  - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

## Supporting documents and evidence

- 1.4 The Angmering Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement.

## Key statements

- 1.5 Angmering Parish Council is a qualifying body and entitled to submit a Neighbourhood Plan for its own parish. The Angmering Neighbourhood Plan expresses policies that relate to the development and use of land only within the neighbourhood area.
- 1.6 The Plan covers the area of the Parish that falls outside the SDNP.
- 1.7 The Angmering Neighbourhood Plan covers the period from 2014 to 2029.
- 1.8 No provision for excluded development such as national infrastructure is contained within the Neighbourhood Plan.
- 1.9 The Angmering Neighbourhood Plan does not relate to more than one neighbourhood area. It is solely related to the area of Angmering as designated by Arun District Council on 10th December 2012.
- 1.10 There are no other neighbourhood plans in place for the Angmering neighbourhood area.

## 2 CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 It is required that the Angmering Neighbourhood Plan (ANP) has appropriate regard to national planning policy. This is principally provided by the National Planning Policy Framework (NPPF).

### **National Planning Policy Framework**

2.2 The NPPF in sections 183-185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act which refers to the 'adopted Development Plan'.

2.3 This section demonstrates that the ANP has regard to relevant policies within the NPPF in relation to:

- Delivering a wide choice of high quality homes
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

2.4 The ANP has a series of objectives under five themes. We summarise them in Table 2.1 below and which NPPF goals each objective seeks to address.

2.5 Table 2.2 then provides a summary of how each policy in the ANP conforms specifically to the NPPF.

**Table 2.1: Assessment of ANP objectives against NPPF goals**

<b>Theme</b>	<b>ANP Objective</b>	<b>Relevant NPPF goal</b>
Housing	Retain the rural character of Angmering and allow it to grow in a way that minimises its impact on the village.	Delivering a wide choice of high quality homes. Conserving and enhancing the historic environment.
	Allocate the most appropriate sites to accommodate 100+ new dwellings.	Delivering a wide choice of high quality homes. Conserving and enhancing the natural environment
	New housing is provided to meet local housing needs	Delivering a wide choice of high quality homes
	New development reflects the local character of its setting and local surroundings.	Delivering a wide choice of high quality homes. Requiring good design. Conserving and enhancing the historic environment.
	Parking provision can clearly demonstrate it is adequate and discourages on-road parking.	Conserving and enhancing the natural environment.
Community, Leisure & Wellbeing	Provide a youth club for use by young people of all ages	Promoting healthy communities
	Develop opportunities for participation in sport and leisure activities	Promoting healthy communities.
	Protect existing allotment sites and identify a site for future provision	Promoting healthy communities
	Provide adequate places for local children at village schools	Promoting healthy communities
	Protect and provide adequate Health Facilities in the village	Promoting healthy communities
Employment & Retail	To ensure that existing retail uses are protected	Supporting a prosperous rural economy
	To ensure that existing employment uses are protected	Supporting a prosperous rural economy
Traffic & Movement	Ensure new development does not add to existing traffic problems in the village	Promoting sustainable transport. Conserving and enhancing the historic environment.
	Improve footpaths and cycle-ways	Promoting sustainable transport. Promoting healthy communities
	Provide safe-routes to schools and reduce dependency on cars	Promoting healthy communities.
	Improve customer parking in the village and at the railway station	Promoting sustainable transport.
Environment & Heritage	Protect the rural character of Angmering	Conserving and enhancing the natural environment
	Work with the relevant bodies to address flooding and drainage issues	Conserving and enhancing the natural environment
	Preserve Angmering's historical and archaeological heritage	Conserving and enhancing the natural environment Conserving and enhancing the historic environment

**Table 2.2: Assessment of how each policy in the ANP conforms to the NPPF**

No.	Policy title and reference	NPPF ref. (para.)	Commentary
1	Policy HD1: Built-up Area Boundary	55, 109	Defines the existing built up area boundary to ensure consistency with the need to deliver affordable and open market rural homes and to protect the natural landscape beyond the urban edge.
2	Policy HD2: Parish Housing Allocation	50, 54, 55	Recognises the requirement in the Arun District Draft Local Plan for Angmering to deliver at least 100 dwellings over the plan period. Establishes the spatial strategy and the need to ensure that unplanned, unconstrained and unsustainable growth is restricted.
3	Policy HD3: Housing Mix	50	Addresses the need for a mix of dwelling sizes – and particularly a greater proportion of smaller dwellings than has been delivered in the past - in order to provide for local needs.
4	Policy HA1: Land, Bramley Green South (Mayflower Way).	50, 54, 70, 73, 111	Allocates a site for housing that is close to public amenities and within walking distance to the centre of Angmering village. It tidies up derelict areas that have been a source of anti-social behaviour for some time. It also allows to adding allotments to provide for local demand for such facilities.
5	Policy HA2: Field in Mayflower Way	50, 54	Allocates a site for housing which is in walking distance to the centre of Angmering Village, and also provides affordable housing as defined in the housing needs survey carried out by Angmering Parish Council.
6	Policy HA3: Chandlers site	50, 54, 111	Allocates a site for housing which is in the centre of Angmering Village.
7	Policy HD4: Local Connection	54	Seeks to ensure that new build affordable dwellings in Angmering will always initially be offered to persons who have a local connection to the Parish.
8	Policy HD5: The form of new development	56, 58	Seeks to ensure a high standard of design and layout of new developments, and ensure it makes a positive contribution to the quality of the environment.
9	Policy HD6: Materials	59	Seeks to ensure that new developments do not have an adverse impact on neighbouring properties or the character of surrounding areas.
10	Policy HD7 : Street scene	58, 115	Seeks to maintain the character of Angmering as a rural village
11	Policy HD8: Housing Layout & Design	56, 58	Seeks to ensure the design of all new developments is sympathetic to the character of the surrounding area.
12	Policy HD9: Housing Density	47, 59	Seeks to ensure the design and site layout will comply with policies within the plan. The Angmering Density Survey provides historic evidence of the density in different areas through the plan area.

No.	Policy title and reference	NPPF ref. (para.)	Commentary
13	Policy HD10: Parking for new developments	39	Seeks to ensure that new developments has sufficient provision for car parking spaces and that traffic, in particular, emergency and refuse vehicles have free access, without width restrictions caused by parked vehicles.
14	HD11: Phasing of Residential development	47	Seeks to ensure that new development is only where there is necessary capacity in the community and physical infrastructure and services are available to support the increase in population.
15	CLW1: Provision of a youth centre	70	Seeks to ensure the identified need for a youth centre is fulfilled.
16	Policy CLW2: Provision of Open Spaces for sport and Leisure and Play areas	58, 73	Seeks to ensure that development in Angmering provides functional green spaces that can be enjoyed by its residents and improve their health and well-being.
17	Policy CLW3: Provision of allotments	70, 73	Seeks to protect against the loss of facilities that are important to the well-being of residents in Angmering.
18	Policy CLW4: Education needs and Provision	72	Seeks to provide adequate places for local children at village schools.
19	Policy CLW5: Health Facilities	28, 70	Seeks to protect and provide adequate health facilities in the village of Angmering.
20	Policy ER1: Retail provision	23, 28	Seeks to protect all existing retail uses.
21	Policy ER2: Local Employment	21, 28	Seeks to protect all areas and premises that provide local employment.
22	Policy TM1: Traffic Management – New Developments	29	Seeks to ensure that new developments do not add to the existing traffic problems in Angmering.
23	Policy TM2: Local Highways	29	Seeks to ensure that new developments do not add to the existing traffic problems in Angmering.
24	Policy TM3: Cycling, Walking & Equestrian	30, 35, 75	Seeks to ensure that pedestrians and cyclists and horse riders have access to an extensive and safe network of paths that can encourage greater levels of use.

No.	Policy title and reference	NPPF ref. (para.)	Commentary
25	Policy TM4: Safe routes to school	29, 30	Seeks to provide safe routes to schools and reduce dependency on cars.
26	Policy TM5: Parking at Angmering Station	35	Seeks to improve customer parking at the Railway Station
27	Policy TM6 : Parking in the Village centre	40	Seeks to improve customer parking in the village centre
28	Policy EH1: Listed Buildings & Buildings or structures of character	126	Seeks to protect the listed buildings and buildings or structures of character, in Angmering
29	Policy EH2: Development in the Conservation Area	128	Seeks to protect the rural character of Angmering
30	Policy EH3: Building Style must be Appropriate to the Historic Context	126	Seeks to protect the rural character of Angmering
31	Policy EH4: Landscape Policy	113, 115	Seeks to protect and enhance the natural environment of Angmering and to ensure that Angmering remains an attractive, rural, environmentally healthy and sustainable place.
32	Policy EH5: Protect the Landscape setting of the South Downs National Park	115	Seeks to protect the rural character of Angmering
33	Policy EH6: Protection of Local Green spaces	76, 77	Seeks to protect all Local green spaces
34	Policy EH7: Protection of Trees and hedgerows	109, 113, 117	Seeks to protect trees and hedgerows that perform important roles such as : wildlife corridors, supporting biodiversity and generally improving health and amenity.
35	Policy EH8: Flood prevention	94, 99	Seeks to ensure that new developments do not worsen the impact from flooding and to work with the relevant bodies to address flooding and drainage issues in Angmering
36	Policy EH9: Archaeology	128	Seeks to preserve Angmering's historical and archaeological heritage



## **National Planning Practice Guidance**

- 2.6 The National Planning Practice Guidance (PPG) was issued on 6th March 2014. It clarifies certain matters within the NPPF.

### **Bringing a Neighbourhood Plan forward ahead of a Local Plan**

- 2.7 As is explained in Section 4 of this Basic Conditions Statement, the ANP is being brought forward ahead of the Arun District Emerging Local Plan. Whilst the ANP would ideally wait until a Local Plan in place, this is not expected until later in 2014 at the earliest.
- 2.8 The PPG states that it is possible to bring into force a neighbourhood plan in advance of a local plan. It states that:

*"Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:*

- *the emerging neighbourhood plan*
- *the emerging Local Plan*
- *the adopted development plan*

*with appropriate regard to national policy and guidance.*

*The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination."*

- 2.9 The ANP Group has worked closely with officers from Arun District Council (ADC) throughout the process of production of the ANP. In particular, clarity has been provided by ADC officers as to the contribution that housing sites in the planning pipeline make towards the emerging parish housing allocation. In addition, clarity has been provided on the use of policies in the adopted development plan and the appropriate parts of national policy which are reflected in this section.

### **Ensuring deliverability**

- 2.10 The PPG addresses whether neighbourhood plans have to be deliverable. It directs this to the NPPF and the requirement that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.
- 2.11 This has been an issue in the consideration of sites for allocation and the approach taken has been borne out by the comments received from the relevant landowner/developer parties, none of which specifically state that their respective sites would be undeliverable.

### **3 CONTRIBUTION TOWARDS SUSTAINABLE DEVELOPMENT**

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and 'should be seen as a golden thread running through both plan-making and decision-taking.'
- 3.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals.
- 3.3 The **social** goals are to maintain a thriving community within Angmering, recognising that the community and its needs may change over time. This it seeks to achieve by providing an appropriate mix of new homes to meet the demands and needs of the local and wider community.
- 3.4 The **economic** goals are to retain the existing employment base and to provide opportunities for new growth within Angmering. This it seeks to achieve by protecting the existing employment base, including retail in the Core Retail Area.
- 3.5 The **environmental** goals are to protect the rural environment and ensure that development recognises this in its design, landscaping and access to the surrounding rural areas. This it seeks to achieve through the provision of guidance on the requirements of planning applications in respect of the proposed allocations. It also provides guidance on the appropriateness of development outside the built-up area boundary and the importance of maintaining and enhancing biodiversity and green space networks.
- 3.6 Success in these respects will maintain the economically active population of the ANP area, whilst also addressing the needs of the ageing population. It can therefore be considered that the ANP will be making an important contribution towards addressing the wider economic needs in Arun district.
- 3.7 Arun District Council considered that a Strategic Environmental Assessment (SEA) was not required because the ANP is not likely to have a significant impact upon the environment.

#### **Site allocations**

- 3.8 One of the fundamental activities of the ANP is to allocate three sites for residential development. This is in order to address the requirement by Arun District Council in its Draft Local Plan for Angmering to deliver at least 100 dwellings over the plan period to 2029. Whilst the overall emphasis of the plan is to focus development on previously developed land (in line with one of the core planning principles of the NPPF), a thorough process of site identification and assessment showed that there were few such sites available – the sites that were available and suitable have been allocated – the De Bellis Nursery and the former concrete works (Policy HA1: Bramley Green); and the Chandlers car showroom and repair facility (Policy HA3: Chandlers site).
- 3.9 In addition, the site assessment process showed that one of the sites with greatest potential was located on land classified as an 'open space' and outside of the built up area – this is the field in Mayflower Way (Policy HA2). As such, difficult decisions have had to be made regarding the allocation for residential development. Given the fact that this field had become a problem area due to increasing issue with travellers, which in turn was affecting the security of its immediate residents, it was clear that allocating of the site for development represented a good opportunity

to address this. However this also reinforced the importance of having a policy in the ANP that then seeks to protect against any further loss of such land.

- 3.10 The site allocation process that was undertaken is considered to be thorough and robust, following Strategic Housing Land Availability Assessment (SHLAA) principles. Firstly, all possible sites for development were considered. The sites in the Arun SHLAA were assessed. Where ownerships were not known, this information was gathered from the Land Registry and owners were contacted asking if they were interested in their land being considered for development.
- 3.11 Following the responses, a full list of sites for consideration was compiled. These sites are shown in Table 3.1:

**Table 3.1: Sites put forward for consideration as residential allocations**

SHLAA ref.	Site	Assessment of potential
109	Land between Arundel Road and Dappers Lane	No – rejected through NP assessment of sustainability
82	Land East of Dappers Lane	No – rejected through NP assessment of sustainability
80	Land East of Roundstone Lane	No – rejected through NP assessment of sustainability
48	West End Nursery, Roundstone Lane	No – rejected through NP assessment of sustainability
101	Land south of Bramley Green/North of Mayflower Way	Yes – allocated in NP
A3	Harley Bungalow	No – rejected in 2012 SHLAA
A6	The Tree House, Honey Lane	No – rejected in 2012 SHLAA
111	Land between Angmering and Rustington	No – rejected in 2012 SHLAA
154	Land North & South of A259	No – rejected in 2012 SHLAA
104	Herons Farm, Dappers Lane	No – rejected in 2012 SHLAA
A1	Land to south of Bramley Green, Rowan Way	No – rejected in 2012 SHLAA
148	Land at High Street	No – rejected in 2012 SHLAA
76	Land at 1 and 2 Carina Nursery	No – rejected through NP assessment of sustainability
96	Land to the north of the Spotted Cow	No – rejected in 2012 SHLAA
A8	Pigeon House, High Street	No – rejected in 2012 SHLAA

- 3.12 All sites with planning permission for residential development were excluded from the process.
- 3.13 The sites were assessed against sustainability criteria. Principally these were derived from the objectives of the plan which were themselves derived from general sustainability principles that underpin the NPPF. All landowners were then contacted, asking them to demonstrate how they considered that their site could contribute towards addressing these objectives. These responses were then considered against the criteria.
- 3.14 Added to this was an assessment of any fundamental constraints of the development of each site, namely:
- flood risk;
  - quality of agricultural land;
  - location inside/outside the existing built-up area;

- environmental designations; and
- capacity of the landscape character area that the site sits within.

3.15 A copy of the site assessment proforma is shown in Appendix A. The detailed site assessments have been submitted as part of the ANP evidence base.

## **4 GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN**

- 4.1 The development plan currently consists of the 2003 Arun District Local Plan 'Saved Policies' and the 2003 West Sussex Minerals Local Plan 'Saved Policies' and the 2014 West Sussex Waste Local Plan.
- 4.2 Although out of date, there are a number of 'saved' policies from the Arun Local Plan that are relevant to this statement and the assessment of the ANP against the basic conditions.
- 4.3 The saved policies of relevance are shown in Table 4.1 below, along with a consideration of whether they represent the strategic policies of the development plan. Where they do, consideration is made of whether the ANP is in general conformity with them.
- 4.4 Any saved policy that is not identified in Table 4.1 is not considered to be relevant to the ANP because the ANP does not have any policies that directly relate to it.
- 4.5 It is confirmed that there are no policies in either the 2003 West Sussex Minerals Local Plan 'Saved Policies' or the 2014 West Sussex Waste Local Plan that the ANP policies have any relevance to.

**Table 4.1: Saved policies of the Arun Local Plan**

Local Plan Policy	ANP policy
GEN2 Built-up Area Boundary	<p>The fact that the Local Plan does not have any up-to-date policies that direct the strategic provision of development means that the built-up area boundaries do not apply because GEN2 does not comply with the NPPF. Therefore there is no strategic policy to conform to.</p> <p>Policy HD1 seeks to provide an up-to-date built-up area boundary along with a clear framework for growth that is in accordance with the requirement in the Arun District Draft Local Plan for Angmering to accommodate at least 100 dwellings over the plan period. This boundary is the same as that proposed in the District Draft Local Plan.</p>
GEN3 Protection of the Countryside	Policy HD1 clearly enables the countryside outside the built-up area to be defined and directly refers to the policies in the Arun Local Plan.
GEN5 Provision of New Residential Development	Local Plan Policy GEN5 is out of date because the period which this covers finished in 2011, after the start date of the ANP.
GEN7 The Form of New Development	<p>Policy HD5 seeks to provide specific guidance on the form of new development in Angmering.</p> <p>Site allocations HA1 and HA3 individually consider the need to provide for non-vehicular movement and Policy TM3 seeks to improve access on foot and for cyclists.</p> <p>Policy HD10 provides separate parking standards to address particular local issues relating to on-street parking in residential developments. This is not considered to be a strategic matter.</p>
GEN8 Development and the Provision of Infrastructure	Site allocations HA1 and HA3 have specific infrastructure requirements that must be delivered as part of the development.
GEN9 Foul and Surface Water Drainage	Policy EH8 seeks to minimise the impact of flooding from development.
GEN11 Inland Flooding	Policy EH8 seeks to minimise the impact of flooding from development.
GEN12 Parking in New Development	Policy HD10 provides separate parking standards to address particular local issues relating to on-street parking in residential developments. This is not considered to be a strategic matter.
GEN14 Public Transport	Policy TM5, which seeks to improve levels of parking at Angmering station, thereby improving opportunities to increase levels of public transport patronage.
GEN15 Cycling and Walking	Policy TM3 seeks to encourage the provision of new footpaths and cycle paths. Site allocations HA1 and HA3 separately require the provision of improved pedestrian and cycle linkages.

Local Plan Policy	ANP policy
GEN20 Provision of Public Open Space within New Development	Site allocation HA3 is too small and therefore the standard required in Policy GEN20 is not possible to achieve. However, site allocations HA1 and HA2 both specifically identify the need to provide open space.
GEN22 Buildings or Structures of Character	Policy EH1 seeks to identify and protect Buildings or Structures of Character.
GEN23 The Water Environment	There are no policies directly related to this in the ANP.
GEN25 Water Resources	There are no policies directly related to this in the ANP.
GEN29 Nature Conservation Across the District	Policy EH7 seeks to ensure that development does not have a detrimental impact on trees and hedgerows.
AREA2 Conservation Areas	Policy EH2 provides similar protection against inappropriate development within Conservation Areas.
AREA5 Protection of Open Space	Policy EH6 seeks to provide specific protection for particular local green spaces.

- 4.6 The Arun District Draft Local Plan that will supersede the saved policies is at an advanced stage. The most recent published version is the February 2014 Publication Version (Reg 19) which excludes the Spatial Portrait, Employment and Enterprise, Housing Allocations, Transport and Monitoring and Implementation sections. Table 4.2 identifies the relevant references to Angmering and how the ANP has sought to ensure that its policies, where relevant, conform with them.
- 4.7 In addition to these policies, Arun District Council has been considering its overall housing targets. Consistent through its earlier consultation versions of the emerging Local Plan was a housing requirement for Angmering (its 'parish allocation') of a minimum of 100 dwellings over the plan period to 2029. The ANP seeks to plan for this and has followed guidance from Arun District Council on the degree to which sites in the planning pipeline can be accounted for. Specifically, sites granted planning permission since April 2013 will count towards delivering the parish allocation.



**Table 4.2: References of relevance to Angmering in the Arun District Draft Local Plan**

Arun District Draft Local Plan Reference	ANP reference
<p><b>Vision and objectives – para. 4.17</b></p> <p>Angmering will develop its role as a well-connected large village serving inland Arun; providing an enhanced range of shops, employment, housing, community facilities and local services, supported by improved transport links.</p>	<p>The ANP seeks to protect its existing assets and ensure that certain facilities of importance to the community – such as allotments, education and medical facilities – are retained and, where possible, enhanced. It also allocates sites in order to positively address the need for new housing.</p>
<p><b>Policy CS P1 – Countryside</b></p> <p>This seeks to ensure that the countryside is safeguarded outside the defined Built-Up Area Boundary.</p>	<p>This policy is the same as Policy GEN2 in the adopted Local Plan. The Built-Up Area Boundary is the same as that proposed in the District Draft Local Plan. The ANP ensures that the sites is proposes for allocation can deliver the draft housing requirement of at least 100 dwellings over the plan period, therefore the boundary in the ANP is necessary to provide protection outside this area.</p>
<p><b>Policy H DM1 - Housing mix</b></p> <p>The Council will seek a mix of dwelling types and sizes, to include affordable housing units, that adhere to the latest Homes and Communities Agency design guidance including properties designed to the Habinteg Wheelchair Design standard. For developments of 15 units or more the Council shall require:</p> <ol style="list-style-type: none"> <li>a. a minimum of 10% of housing units to comply with Lifetime Homes Standard;</li> <li>b. a minimum of 10% dwellings to be Wheelchair Standard Homes, on suitable sites;</li> <li>c. for market housing, a balanced mix of dwelling sizes including family sized accommodation (of three bedrooms or more).</li> </ol>	<p>Policy HD3 of the ANP seeks new dwellings on schemes of more than six dwellings, at least 25% to comply with Lifetime Homes standards. This is a higher requirement on a lower site size threshold than Policy H DM1. This reflects the fact that Angmering has a comparatively older population than Arun district as a whole.</p>
<p><b>Policy W DM3 - Sustainable Urban Drainage Systems</b></p> <p>To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.</p> <p>Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design.</p>	<p>Policy EH8 reinforces the need for SUDS provision. It is considered that the two policies can work together to ensure that an appropriate solution is provided for each development.</p>

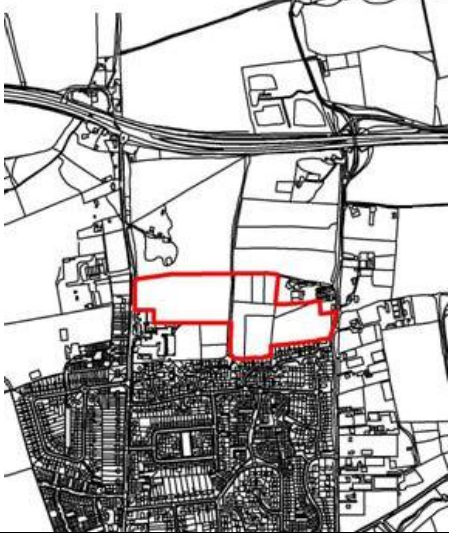
## **5 DOES NOT BREACH, AND IS COMPATIBLE WITH, EU OBLIGATIONS AND HUMAN RIGHTS REQUIREMENTS**

- 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 ANP Steering Group submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) of the draft ANP in March 2014. ADC provided its formal response on 16<sup>th</sup> April 2014, stating that an SEA was not required. The response is shown in Appendix B.
- 5.3 The Neighbourhood Area is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations and so this has not been required by Arun District Council.


## **6 CONCLUSION**

- 6.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Angmering Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Angmering Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

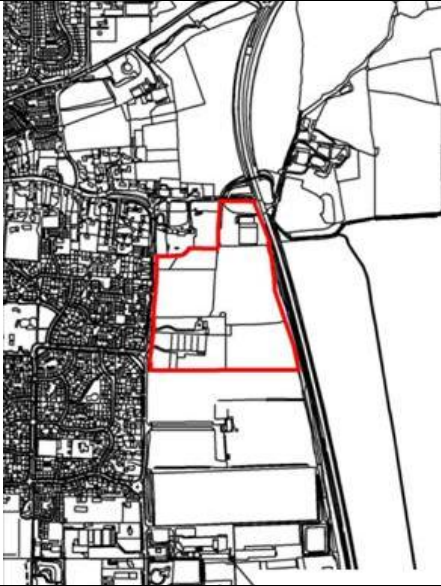
## APPENDIX A SITE ASSESSMENT PROFORMA

Name of Site:	Land between Arundel Road and Dappers Lane
Location	
Owner	
Current Usage	Agriculture
Local Plan Allocation	None
SHLAA	<p>Site 109 – site outside settlement with future potential. Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, physically and visually the site relates well to the settlement edge which forms the southern boundary and comprises the rear gardens of houses; the school buildings dominate the western field. Access would not appear to be a particular constraint and the site is most suitable for accommodating a discreet residential development closely related to the school.</p>
Neighbourhood Plan Allocation	<p>Rejected for development – outside built-up area boundary and upgrading Dappers Lane for access spoils rural nature of village. Further investigation shows that western field behind school is in Trust.</p>
Flood Risk	Groundwater emergence area
Planning History	None
Size	6.34ha
Detail	<p>Maintaining the majority of the village built-up area boundary and the more rural nature and aspect of Dappers Lane is important.</p>

Angmering Neighbourhood Plan: Basic Conditions Statement

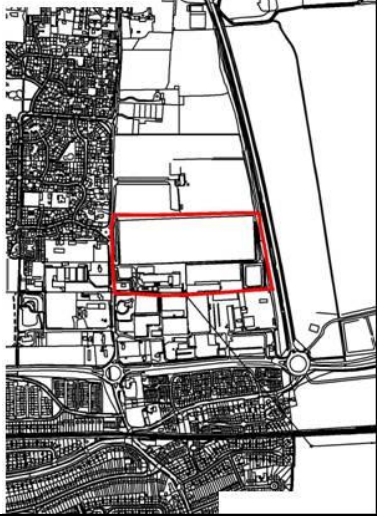
Name of Site:	Land East of Dappers Lane	
Location		
Owner		
Current Usage	Residential/Horticultural/Agriculture	
Local Plan Allocation	None	
SHLAA	<p>Site 82 - Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, from the information available, the western part of the site is considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community. The site has several constraints which will required further consideration such as landscape and flooding, however from the information provided these are not insurmountable.</p>	
Neighbourhood Plan Allocation	<p>Rejected for development– outside built-up area boundary and upgrading access Dappers Lane for access spoils rural nature of village. Destroys existing employment area and local jobs. Contributes to landscape setting of Angmering and the SDNP</p>	
Flood Risk	<p>The site is located adjacent to flood zone 3b, groundwater emergence zone, and groundwater flood risk area.</p>	
Planning History	<p>Outline application for 40 homes - FG/108/11. Refused but now (26/02/12) at appeal ref APP/C3810/A/12/2171484</p>	
Size	14.50ha	
Detail		

Angmering Neighbourhood Plan: Basic Conditions Statement

Name of Site:	Land East of Roundstone Lane
Location	
Owner	
Current Usage	Residential/Horticultural/Agricultural
Local Plan Allocation	Strategic Housing Site – part of Roundstone Lane Masterplan. To be delivered as co-ordinated development with adjacent land at Worthing Rugby Club site and Site 48 West End Nursery.
SHLAA	<p>Site 80 – The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).</p> <p>The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).</p> <p>The site is adjacent to Listed Buildings - Pound Place, Spotted Cow (to north). PPG15 Planning and the Historic Environment.</p> <p>The site is adjacent to Angmering Conservation Area.</p>
Neighbourhood Plan Allocation	<p>Green gap and clear-air space – outside built-up area boundary between Roundstone Lane and A280 by-pass.</p> <p>Includes important ancient hedgerow, flora and fauna. Retain and include as part of Green Infrastructure Corridor and enhancement of Worthing Rugby Club facilities.</p> <p>Is not sustainable as part of Roundstone Lane Masterplan unless developers for all 3 sites come forward.</p> <p>Part of urban rural fringe created by building of A280 by-pass.</p>
Flood Risk	The site is located with a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	There is an option on the site and there will be an application for 290 units in April 2012.
Size	10.52ha
Detail	In a previous Landscape Study conducted in 2006, this area was judged as having a 'Low/ Medium' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. However, the site could be considered as part of a

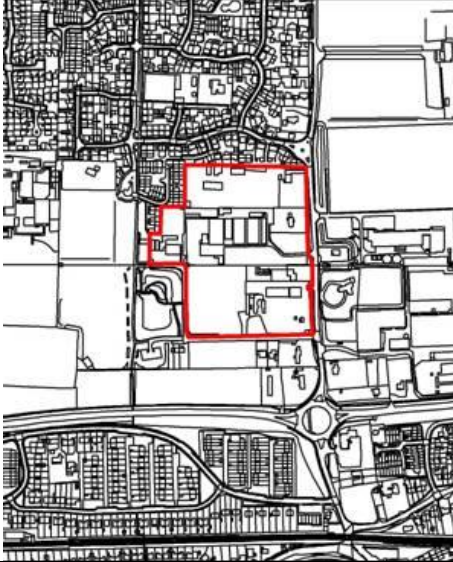
## Angmering Neighbourhood Plan: Basic Conditions Statement

	comprehensive development including adjacent land. If planned comprehensively this could contribute to the creation of a sustainable, mixed community.
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Name of Site:	West End Nursery, Roundstone Lane
Location	
Owner	
Current Usage	Horticulture
Local Plan Allocation	Strategic Housing Site – part of Roundstone Lane Masterplan. To be delivered as co-ordinated development with adjacent land at Worthing Rugby Club site and Site 80 Land East of Roundstone Lane
SHLAA	<p>Site 48 - The site is located outside of the settlement boundary within countryside where development for housing is not generally permitted except in particular circumstances and for specific uses. (Policy GEN3).</p> <p>The site is located within a Local Gap (Local Plan Policy AREA11). The site lies within an area which is being considered as a potential location for future strategic development of between 500 and 1,500 houses. (Core Strategy Options for Growth consultation document February 2009).</p>
Neighbourhood Plan Allocation	<p>Continue as employment site. This site is unsustainable, being too far from the local primary schools and the village centre and causing a loss of 80+ jobs. Part of urban rural fringe created by building of A280 by-pass.</p> <p>Is not sustainable as part of Roundstone Lane Masterplan unless developers for all 3 sites come forward.</p>
Flood Risk	The site is located within a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	
Size	10.44
Detail	<p>Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The site is unsuitable for development in isolation and would form an illogical urban extension. However, if considered as part of a comprehensive development with adjacent land then it could be considered suitable in principle for future housing potential, because of its accessibility to facilities, job opportunities and public transport, and because</p>

## Angmering Neighbourhood Plan: Basic Conditions Statement

	there are no insurmountable constraints. The site could contribute to the creation of a sustainable, mixed community.
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Name of Site:	Land South of Bramley Green/North of Mayflower Way	
Location		
Owner		
Current Usage	Residential/Retail/Horticultural	
Local Plan Allocation	The northern part of the site forms part of a large mixed use allocation in the saved Local Plan (Policy SITE 4). The southern part of the site is allocated as open space (saved Local Plan Policy SITE3) and Local Gap (saved Local Plan Policy AREA11).	
SHLAA	Site 101 - The landscape appraisal for this study says that the site lies in LCA 42 Angmering Coastal Plain (Low/Medium Capacity). The land to the north is brownfield and suitable for development, whilst the land to the south is important as part of the buffer and separation between the southern edge of Angmering, the A259, and north eastern edge of Littlehampton. The vegetation in this area is an important characteristic feature which provides screening.	
Neighbourhood Plan Allocation	Allocated for 66 dwellings and 0.31ha of new allotment space, with protection of existing business and property.	
Flood Risk	The site is situated within a groundwater emergence zone and groundwater flood risk area.	
Planning History		
Size		
Detail	Although outside the built-up area boundary, this site offers the best option to fulfil the Parish quota of 100+ new dwellings within the lifetime of the plan.	



**SHLAA Rejected Sites**

<b>Name of Site:</b>	<b>Harley Bungalow, Mayflower Way</b>
Location	
Current Usage	Residential
SHLAA	Site A3: Rejected - The site is in residential use and has not been promoted for further residential development.
Neighbourhood Plan Allocation	None – Residential infill increasing density

<b>Name of Site:</b>	<b>The Tree House, Honey Lane</b>
Location	
Current Usage	Residential
SHLAA	Site A6 – Rejected: The site is within residential use and not being promoted for further residential development.
Neighbourhood Plan Allocation	None – Conservation Area and increasing local densities

<b>Name of Site:</b>	<b>Land between Angmering and Rustington</b>
Location	
Current Usage	Agricultural
SHLAA	Site 111: Rejected - Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The landscape appraisal indicates that the site is a key part of the open land that forms a landscape buffer between Angmering and the northern edge of Littlehampton and which maintains physical and partial visual separation between the settlements.
Neighbourhood Plan Allocation	None – Outside built-up area boundary and existing green infrastructure corridor

<b>Name of Site:</b>	<b>Land North and South of A259</b>
Location	
Current Usage	Agricultural
SHLAA	Site 154: Rejected - Outside but adjoining the settlement boundary. The site would constitute a major incursion into open countryside, within an area sensitive to future development, adjoining the proposed National Park boundary.
Neighbourhood Plan Allocation	None – Outside built-up area boundary and contributes to landscape setting of Angmering and the SDNP

## Angmering Neighbourhood Plan: Basic Conditions Statement

<b>Name of Site:</b>	<b>Hérons Farm, Dappers Lane</b>
Location	
Current Usage	Agriculture
SHLAA	Site 104 – Rejected: From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because the site is detached from the built up area of an established settlement.
Neighbourhood Plan Allocation	Rejected – outside built-up area boundary and upgrading access Dappers Lane for access spoils rural nature of village
Flood Risk	Groundwater emergence area
Detail	Maintaining the majority of the village built-up area boundary and the more rural nature and aspect of Dappers Lane is important.

<b>Name of Site:</b>	<b>Land to South of Bramley Green, Rowan Way</b>
Location	
Current Usage	Green open space, skate bowl park
SHLAA	Site A1: Rejected - The northern part of the site is suitable for mixed use redevelopment. The southern part of the site is protected open space and should be retained and enhanced. However, availability has not been confirmed and the site has not been promoted for residential development. The site should be monitored on a regular basis.
Neighbourhood Plan Allocation	None – Green space and village leisure facilities and infrastructure

<b>Name of Site:</b>	<b>Land at High Street</b>
Location	
Current Usage	Residential
SHLAA	Site 148: rejected – From the information available, the site is not considered suitable for housing development. The site does not currently offer a suitable location for development because it has major landscape constraints and contributes to the character and setting of the conservation area.
Neighbourhood Plan Allocation	Rejected – Residential infill increasing density

<b>Name of Site:</b>	<b>Land at 1 and 2 Carina Nursery</b>
Location	
Current Usage	Residential
SHLAA	Site 76 – From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There is no known policy or physical constraints preventing development.
Neighbourhood Plan Allocation	Rejected – Residential infill increasing density
Flood Risk	The site is located with a groundwater emergence zone and there is potential for groundwater flood risk.
Planning History	None
Size	0.12ha
Detail	This site will yield 6 properties for the loss of 2, a net gain of 4

## Angmering Neighbourhood Plan: Basic Conditions Statement

Name of Site:	Land to the North of the Spotted Cow
Location	
Current Usage	Agriculture
SHLAA	Site 96 – Rejected: Outside but adjoining the settlement boundary. Currently development on this site would contravene policy and therefore the site would not be considered to be suitable. The landscape appraisal for this report suggests that the impact on the landscape is insurmountable and therefore the site is unsuitable for future development
Neighbourhood Plan Allocation	Rejected – outside built-up area boundary. Flooding problems and issues. Contributes to landscape setting of Angmering and SDNP

Name of Site:	Pigeon House, High Street
Location	
Current Usage	Residential
SHLAA	Site A8 – Rejected: The site does not currently offer a suitable location for development because of the negative impact development will have on the setting of a listed building.
Neighbourhood Plan Allocation	Rejected – Conservation Area and increasing local densities

## APPENDIX B ARUN DISTRICT COUNCIL FORMAL SCREENING OPINION ON THE NEED FOR AN SEA

Rob Martin  
The Corner House, The Square  
Angmering  
BN16 4EA

Tel: (01903) 737794

Fax:  
DX: 57406 Littlehampton  
Minicom: 01903 732765



e-mail: [charlotte.hardy@arun.gov.uk](mailto:charlotte.hardy@arun.gov.uk)

16<sup>th</sup> April 2014

Please ask for: Charlotte Hardy

Our Ref: Ang/SEA2

Dear Rob Martin,

### **Angmering Neighbourhood Development Plan 2014-2029 Screening Opinion Request on the need for an environmental assessment**

This letter deals with whether an environmental assessment of the Angmering Neighbourhood Plan is required and as such if it meets the requirements of the basic condition to not breach, and otherwise be compatible with, EU and Human Rights obligations.

As part of good planning practice, ADC have highlighted and provided guidance in terms of addressing this aspect and these comments follow in that vein.

The statutory criteria used to check that a Neighbourhood Development Plan meets the basic conditions set by the Localism Act are that the plan:

- must have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State;
- must contribute to the achievement of sustainable development;
- must be in general conformity with the strategic policies contained in the Arun District Local Plan; and
- must not breach, and be otherwise compatible with, EU and Human Rights obligations.

These comments only relate to the need for either a Strategic Environmental Assessment (2001/42/EC) or an assessment under the Birds Directive (92/43/EEC). They are based solely on the information submitted and/or provided to this authority with respect to satisfying this basic condition specifically.

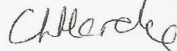
In this instance, on the basis of the information provided within the Angmering Neighbourhood Plan 2014-2029 Draft V0.2, the confirmation by email of the exact housing number included, and the submitted Opinion Request Form, is sufficient to determine that:

- the environmental characteristics, especially in terms of the sensitivity to the landscape designation, of the Parish has been taken into account;
- the neighbourhood plan will not be significantly allocating housing above that which has been assessed as part of the work on the emerging District Plan; and
- will not breach, and will otherwise be compatible with, EU and Human Rights obligations.

As such, this letter is to confirm that **an environmental assessment is not required** of the Angmering Neighbourhood Plan.

Ultimately any decision over the eventual contents of the Final Submission Plan rests with the Angmering Neighbourhood Plan Group. However, if the contents of the Plan is revised and/or there is a material change in the environmental characteristics in the locality (e.g. any new or changes to nature conservation designations), then the comments contained in this letter would need to be reconsidered again to take account of the changes.

Yours Sincerely



Charlotte Hardy  
Senior Environmental Assessment Officer

