



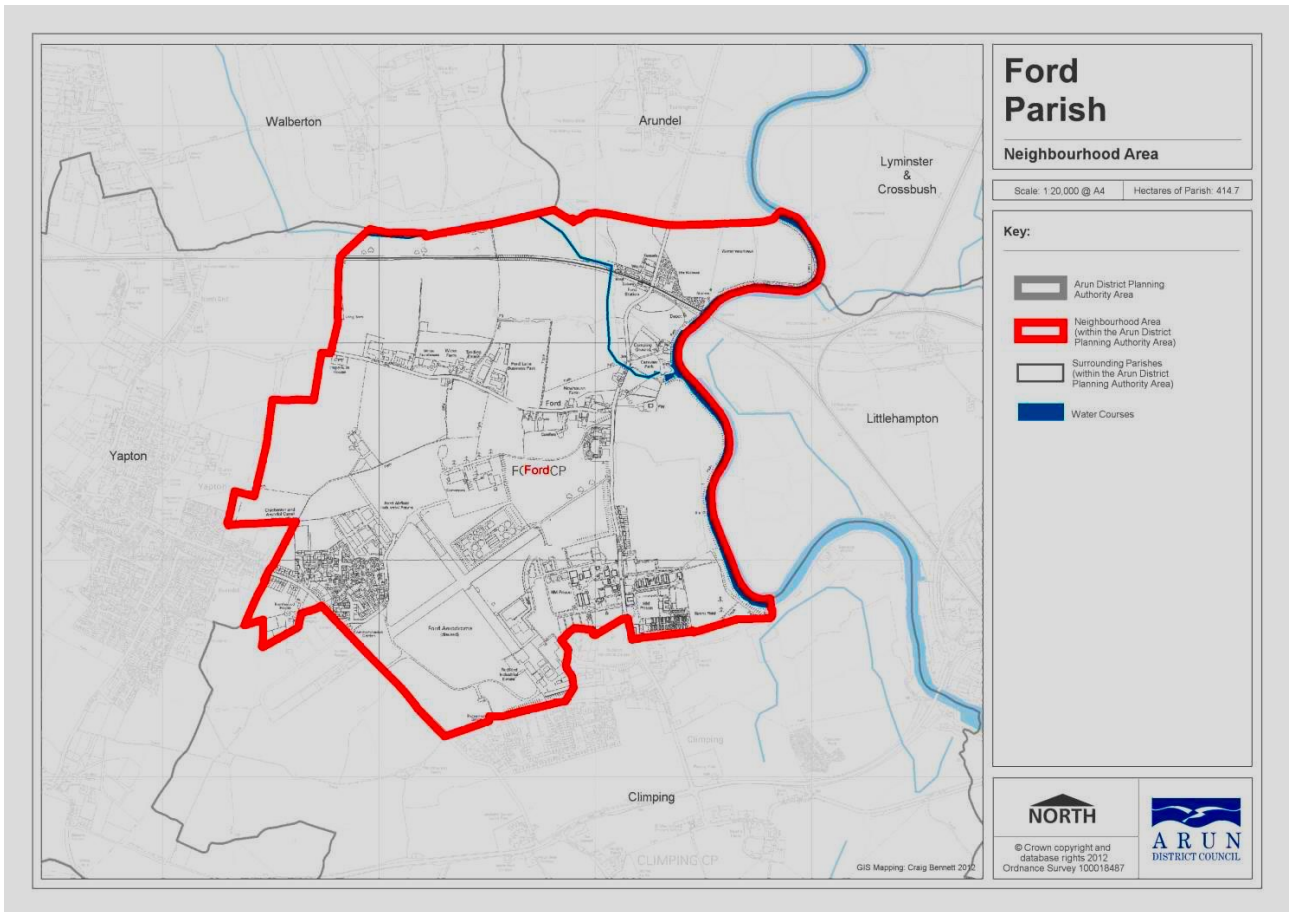
Ford Parish Council Neighbourhood Development Plan 2024-2041

Basic Conditions Statement



Published 2024

Neighbourhood Plan Area Designation - Plan A



1. Introduction

1.1 This Statement has been prepared by Ford Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Arun District Council ("ADC"), of the Ford 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 Ford, as designated by the Local Plan Sub-Committee of Arun District Council on 6 December 2013 (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 2024 to 31st March 2041 and it does not contain policies relating to excluded development in accordance with the Regulations. The Plan is a revised Plan following the original adoption of the Plan in January 2019

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.

2. Background

2.1 The original Ford Neighbourhood Plan (referred to hereafter as the Plan) was 'made' by Arun District Council on the 9th January 2019 following a Referendum at which 75.72% of residents voted in favour.

2.2 The Plan has provided a vision for the future of the parish, and set out clear policies, principles and objectives to realise that vision. The policies accorded with higher level planning policy principally the National Planning Policy Framework (NPPF) and the Arun District Council Local Plan 2018, as required by the Localism Act.

3. The Basic Conditions

3.1 The revised draft neighbourhood plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying consultation statement (CS). The draft neighbourhood plan has been consulted on as required by the Neighbourhood Planning Regulations 2011 and the responses have been recorded and changes have been made as per the schedule set out in the statement.

4. Conformity with National Planning Policy

4.1 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.

4.2 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, and
- prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

4.3 In addition to the Basic Conditions outlined above, an Examiner will also have to assess the Plan’s compliance with the provisions made under sections 61E(2), 61J and 61L of the 1990 Act (for NDPs this is compliance with S38A and 38B of the 2004 Act). This statement will deal with both of these elements below.

5. Section 38A Compliance

5.1 Ford Parish Council is a Qualifying Body for the purposes of Neighbourhood Planning and as such is entitled to submit a NDP for its designated Neighbourhood Area.

5.2 The Ford Neighbourhood Plan sets out policies in relation to “the development and use of land” within the designated Neighbourhood Area.

(It should be noted that the remaining paragraphs within this section of the Act refer to post Examination issues and as such are not relevant to this statement.)

6. Section 38B Compliance

6.1 The period set for the FNP is seventeen years (2024 -2041).

6.2 The FNP does not make any provisions for excluded development as defined by the Act.

6.3 The FNP does not relate to more than one Neighbourhood Area. It is submitted for the Ford Neighbourhood Area which was designated by Arun DC in December 2013.

6.4 There are no other Neighbourhood Plans submitted for or in place within the designated Neighbourhood Area to which the FNP relates.

6.5 This paragraph refers to Regulations that may be made by the Secretary of State, namely the Neighbourhood Planning (General) Regulations 2012. This statement can confirm that these provisions were followed including the pre-submission six week consultation (including relevant statutory consultees) as documented in the FNP Consultation Statement.

(The remaining paragraphs of this section (5 and 6) are not relevant to this statement as they relate to the LPA's duty to publish a NDP and clarification of what constitutes excluded development).

7. National Planning Policy and Advice

7.1 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.

7.2 Compliance with the key objectives of the NPPF ensures that the Neighbourhood Plan promotes Sustainable Development.

7.3 The Neighbourhood Plan has regard to relevant sections within the NPPF in relation to:

5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport

10. Supporting high quality communications infrastructure
11. Making effective use of land
12. Achieving well-designed and beautiful places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals

7.4 At examination, the submitted WCNDP must demonstrate that it is consistent with the policies and intent of the NPPF. Once the Neighbourhood Plan is adopted it becomes part of the Horsham District Development Plan.

7.6 **Building a strong, competitive economy**

7.7 The Neighbourhood Plan contains policies which support existing businesses and shows support for sustainable recreation and tourism activities. It further recognises the importance of high-quality communications connectivity to allow access to online services, build businesses and improve educational opportunities.

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| EE1 : Support for business |
| EE2 : Retention of employment land |
| EE3 : Protection of existing businesses |
| EE4 : Support for new commercial uses |
| EE5 : Tourism activities |
| LC5 : Camping and Caravanning |

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.

7.8 **Promoting sustainable transport**

The Neighbourhood Plan sets out the following policies that aim to promote sustainable transport. It recognises the importance of local walking and cycling routes as well as the importance of good quality parking and access ways into an out of new residential development.

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| H6 : Integration of new housing |
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| GA1 : Footpath and cycle path network |
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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.

7.9 **Supporting High Quality Communications Infrastructure**

The Neighbourhood Plan recognises the importance of high-quality communications connectivity to allow access to online services, build businesses and improve educational opportunities.

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| EE6 : Communications Infrastructure |
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7.10 **Delivering a sufficient supply of homes**

Housing policies of the FNP have been compiled with paragraph 60 of the NPPF in mind which requires planning policy to "deliver an appropriate mix of housing types".

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| SP1 : Spatial Plan of the Parish |
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| SA1 : Ford Airfield |
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| H2 : Housing Mix |
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| H3 : Windfall sites |
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These policies meet the aims of the NPPF by seeking to allocate land for the provision of a mixture of new homes to reflect local needs.

7.11 **Achieving well-designed and beautiful places.**

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

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| EE10 : Quality of design of commercial buildings |
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| H1 : Quality of design |
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| H3 : Windfall sites |
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| H4 : Recreational Space |
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| H6 : Integration of new housing |
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| GA2 : Parking and new development |
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GA3 : Streets and Access Ways to serve new development

These policies along with work on the Design Code meet the aims of the NPPF by seeking to ensure that new development responds to the local character of the built and natural environment.

7.12 Promoting healthy and safe communities

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

SP1 : Spatial Plan for the Parish

EE4 : Support for new commercial uses

LC1 : Support independent living

LC2 : Healthcare facilities

LC3 : Protection of assets of community value

LC6 : Local Open Space

LC7: Contributions to new infrastructure and facilities

H4 : Recreational Space

GA1 : Footpath and cycle path network

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.

7.13 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 energy

EH4 : Surface Water Management

EE7 : Sustainable Commercial Buildings

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.

7.14 Conserving and enhancing the natural environment

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

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| HP1 : Spatial Plan of the Parish |
| BUA1 : Built Up Area Boundary |
| EH1 : Protection of existing and new trees and hedgerows |
| EH5 : Grade 1, 2 and 3a Agricultural Land |
| EH7 : Local Gap |
| EH8 : Light Pollution |

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.

7.15 **Conserving and enhancing the historic environment**

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

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| EH3 : Buildings and Structures of Character |
| EH9 : Route of the former Portsmouth to Arundel canal |

These policies meet the aims of the NPPF by recognising that heritage assets are an irreplaceable resource. Ford has a number of Listed Buildings and three Buildings of Special Character.

8. **General conformity with the strategic policies of the development plan for the area.**

8.1 The Neighbourhood Plan policies are in general conformity with the strategic intent of the ADC Local Plan and its specific policies. The Neighbourhood Plan also takes into consideration where relevant the reasoning and evidence informing the strategic policies of the emerging revised ADC Local 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 | 2011-31 ADC Policy | Social | Economic | Environmental |
|---|---------------------------------|---------------|-----------------|----------------------|
| BUA1 : Built up area boundary | SD SP2 | + | + | + |
| EE1: Support for Business | EMP DM1 | + | + | 0 |
| EE2: Retention of employment land | EMP DM1 | + | + | 0 |
| EE3: Protection of existing businesses | EMP DM1 | + | + | 0 |
| EE4: Commercial uses | EMP DM1 | + | + | 0 |
| EE5: Tourism activities | EMP DM1 | + | + | 0 |
| EE6: Communications infrastructure | TEL SP1 | + | + | 0 |
| EE7: Sustainable commercial buildings | ECC SP2 | + | 0 | + |
| EE8: Agricultural/ Horticultural/Horsicultural employment | EMP DM1 | + | + | 0 |
| EE9: Rural Buildings | EMP DM1 | 0 | + | 0 |
| EE10: Design of commercial buildings | ECC SP2 | + | 0 | + |
| EE11; Ford Industrial Estate | EMP DM1 | + | 0 | + |
| EH1: Protection of trees and hedgerows | ENV DM4 | + | 0 | + |
| EH2: Renewable Energy | ECC DM1 | + | + | + |
| EH3: Buildings and structures of character | HER DM2 | 0 | 0 | 0 |
| EH4 : Surface Water Management | W DM2 | + | + | + |
| EH5: Grade 1,2 3a agricultural land | SO DM1 | + | 0 | 0 |
| EH6: Green infrastructure and Biodiversity Opportunity Area | ENV SP1 | + | 0 | + |
| EH: Local Gap | SO DM1 | + | 0 | 0 |
| Policy Title | 2011-31 ADC Draft Policy | Social | Economic | Environmental |
| EH8: Light Pollution | QE DM2 | + | 0 | + |

| | | | | |
|---|-------------|---|---|---|
| GA1: Footpath and Cycle Path Network | T DM1 | + | + | + |
| GA2: Parking | T DM1 | + | + | + |
| GA3: Streets and access ways | | | | |
| H1: Quality of Design | D DM1, DSP1 | + | 0 | 0 |
| H2: Housing Mix | H DM1 | + | + | 0 |
| H3: Windfall sites | H DM1 | + | + | 0 |
| H4: Recreation space | OSR DM1 | + | + | + |
| H5: Local Connection | H SP3 | + | 0 | + |
| H6: Integration of housing | D SP1 | + | 0 | + |
| LC1: Support independent living | H DM2 | + | 0 | 0 |
| LC2: Health Care | HWB SP1 | + | + | 0 |
| LC3: Assets of Community Value | NPPF | + | + | 0 |
| LC4 : Local Green Spaces | OSR DM1 | + | 0 | + |
| LC5: Camping and caravanning | TOU DM1 | 0 | + | 0 |
| LC6: Local Open Space | OSR DM1 | + | 0 | + |
| LC7: Contributions to new infrastructure and facilities | SD8 | + | + | 0 |
| SA1,2: Housing site allocations | H SP1 | + | + | 0 |
| SP1: Spatial Plan of the Parish | C SP1 | + | + | + |

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

9. Compatibility with EU Legislation

9.1 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.

9.2 Arun District Council has determined that in their opinion the Neighbourhood Plan meets the basic condition of not breaching, and otherwise being compatible with EU and Human Rights obligations.

9.3 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.

9.4 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to ADC confirmed that a Strategic Environmental Assessment of the Plan was required and a copy is included in the Evidence Base.

9.5 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.

9.6 The Neighbourhood Plan meets the basic condition of not breaching, and otherwise being compatible with EU and Human Rights obligations.

9.7 The Neighbourhood Plan area is not in close proximity to a European designated nature site.

9.8 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Strategic Environmental Assessment and Habitats Regulations Assessment of the Plan was carried out (see Appendices).

10 Equality Impact Assessment (EqIA)

Under the Equality Act 2010, public bodies must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act, and
- Advance equality of opportunity and foster good relations across all protected characteristics (with the exception of marriage and civil partnership). They also need to publish information showing how they are complying with this duty. The Act defines nine protected characteristics. These are
 - Age
 - Disability
 - Gender Reassignment
 - Marriage and Civil Partnership • Pregnancy and Maternity

- Race
- Religion and Belief
- Sex (Gender)
- Sexual Orientation

Part 1

What is it about?

What is the proposal? What outcomes/benefits are you hoping to achieve?

The Neighbourhood Plan sets out the local planning policy framework for Ford Parish providing planning policy which will form part of the development plan for the area and will be used to determine planning applications.

Who's it for?

Developers, planning agents, architects, landscape architects, drainage engineers, highway engineers, the general public, the Parish Council, statutory undertakers, statutory consultees, resident interest groups, ADC Development management officers, highways, master planning and design, planning policy officers, members of the planning committee and other stakeholders. The above reflects all parties that may be involved or have an interest in promoting and securing development in Ford.

Part 2

How will this proposal meet the equality duties?

The submission Neighbourhood Plan details the principles established by the Arun District Local Plan for the development of the district. This Plan has been subject to equalities assessment.

The policies put forward in the Neighbourhood Plan are in general conformity with the Arun District Local Plan.

In addition, the policies have been drafted so as to be inclusive of all aspects of the community.

Throughout the preparation of the NP, the steering group has been working with a range of stakeholders and delivery partners to ensure broad support and to identify any particular bias through earlier consultations.

How can you involve your customers in developing the proposal?

All those should find the information in the Neighbourhood Plan easy to understand. There are some principles and concepts which may seem more remote to members of the

public however the Neighbourhood Plan document must meet the Regulations laid out in law so must meet certain tests. The community will be involved in the Referendum process should the Plan be successful at Examination and it be determined that a referendum is necessary. The community will also have a say when plans come forward for the housing site to ensure that the best possible community outcomes are achieved.

Who is missing? Do you need to fill any gaps in your data?

The approach detailed seeks to ensure the community has and will continue to have access to a range of services and facilities that are consistent with the Parish character as well as helping to protect open space facilities and improve traffic flow to promote safety for all. Policies for the young and old focus on these groups that have particular needs. This will promote inclusiveness across all equality groups.

Part 3 Impact

a) Does the plan create an adverse impact which may affect some groups or individuals? Is it clear what this is? How can this be mitigated or justified?

The Neighbourhood Plan will provide a mechanism to support an integrated and well-connected community where people want to live. It will support the delivery of a built environment that is safe and secure so reducing fear of crime, which in turn will reduce social exclusion. Good design and easy access to open space also has significant health benefits. Protection of heritage and green infrastructure assets will allow all members of the community to access pleasing and tranquil environments.

On balance, the Neighbourhood Plan should not have an adverse impact on equality groups.

What can be done to change this impact?

No impact identified.

b) Does the proposal create benefit for a particular group? Is it clear what this is? Can you maximise the benefits for other groups? Does the activity have potential to make a positive contribution to equalities?

The planning system and national/local planning policies exist to ensure that planning is carried out in a consistent, fair and transparent manner. Consultation is a statutory requirement as part of the plan making process as is the Duty to Cooperate with other bodies meaning that everyone has the opportunity to comment. Consultation with all groups has been extensive in this process – refer to consultation statement.

Does further consultation need to be done? How will assumptions made in this analysis be tested?

None has been identified other than ensuring that all residents have an opportunity to participate in the ongoing development process through regular meetings with the developers.

Part 4 So What?

What changes have you made in the course of this EqIA?

None

What will you do now and what will be included in future planning?

Consultation on the submission Neighbourhood Plan will take place by ADC. The PC will ensure that residents have an opportunity to engage with the process through regular news updates using locally recognised channels.

Date of Assessment: August 2024

Lead contact details: Maureen Chaffe NP Administrator