

CROWHURST NEIGHBOURHOOD PLAN

2018 – 2028

BASIC CONDITIONS STATEMENT

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1. Introduction

- 1.1 This Basic Conditions Statement has been prepared to accompany the Crowhurst Neighbourhood Plan (“the Neighbourhood Plan”) when it is submitted to the local planning authority, Rother District Council (“the District Council”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
- 1.2 In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Crowhurst Parish Council, as the ‘qualifying body’ must include a statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.
- 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),
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations,
 - 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.
- 1.4 The Neighbourhood Plan fulfils the basic conditions and has been prepared with regard to national policies and advice set out in the National Planning Policy Framework (2012) and the strategic saved policies contained in the Rother District Council Local Core Strategy 2014.
- 1.5 Details of how the neighbourhood Plan is in general conformity with the NPPF and the Local Plan is given in Sections 4 and 6. Section 5 details how the Neighbourhood Plan promotes sustainable development. Section 3 shows how the Neighbourhood Plan meets the legal requirements.

2.0 Background

- 2.1 This document has been drafted in response to Rother District Council's (RDC) Local Plan with the requirement to provision additional homes throughout the district, including Crowhurst. In essence, if as a village we did not have a Neighbourhood Development Plan (NDP) we could be open to development to meet our village's housing quota, as set by Rother, over which we would have very little say. Having a Neighbourhood Development Plan for Crowhurst built upon our views as residents of the village gives us an opportunity to shape this mandated development.
- 2.2 Crowhurst Parish Council took the decision to produce a Neighbourhood Plan at its meeting on 5th October 2015 following the Government's publication of the Localism Act in 2011.
- 2.3 Crowhurst Parish Council has developed this NDP by working with a Steering Group of interested villagers who volunteered to assist in guiding the development process. The Plan has been developed via an iterative process, initially by the Steering Group followed by a wider community consultative process under part 5 of the Neighbourhood Planning (General) Regulations 2012. The goal was to allocate development sites and policies to realise the village vision drafted by the Steering Committee, from comments made at public meetings, and finalised with the village in September 2016.

3.0 Legal Requirements

- 3.1 The Neighbourhood Plan has been prepared by Crowhurst Parish Council, which as a qualifying body, is entitled to submit a Neighbourhood Plan for its own Parish. The Plan has been overseen and approved by Crowhurst Parish Council but most of the work was delegated to the Crowhurst Neighbourhood Plan Group.
- 3.2 The whole Parish of Crowhurst (East Sussex) was designated as a Neighbourhood Area by the District Council in November 2015 (see Figure 1 below). The Neighbourhood Plan does not relate to more than one Neighbourhood Plan area and there are no other Neighbourhood Plans in place within the Neighbourhood Plan area.
- 3.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Plan Area. The Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 3.4 The plan period is stated on the Neighbourhood Plan and is from 2018 to 2028, in line with the District Council Local Plan.

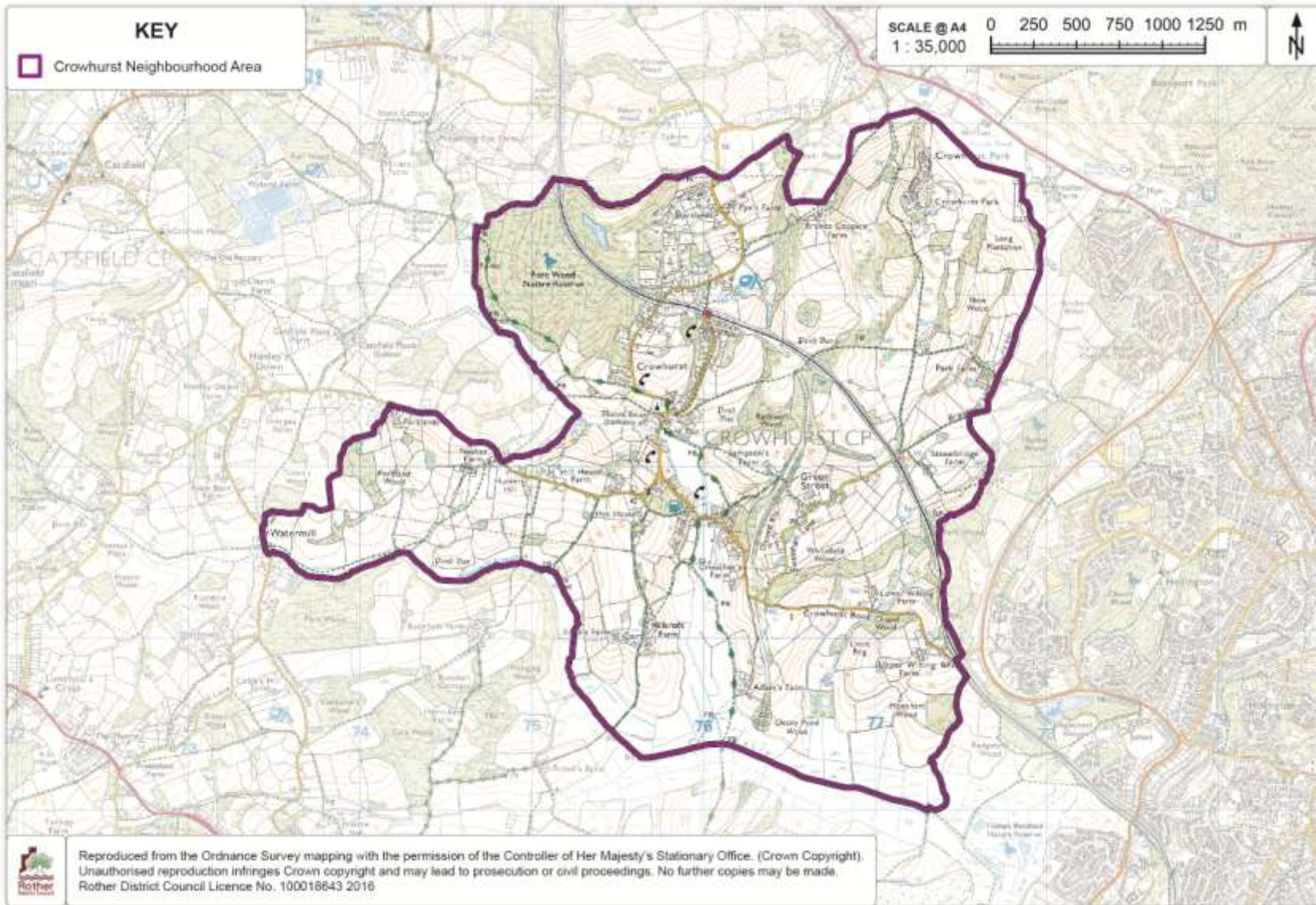


Fig. 1. Crowhurst Parish designated Neighbourhood Plan area

- 3.5 The Neighbourhood Plan does not contain policies relating to ‘excluded development’ such as county matters (mineral extraction and waste development), nationally significant infrastructure or any other matter as defined in Section 61K of the Regulations in the Town and Country Planning Act 1990.
- 3.6 The Neighbourhood Plan conforms with EU obligations. In January 2017 a screening opinion for a Strategic Environmental Assessment gave the scope under which it was determined that an SEA was needed. A draft SEA was published alongside the draft Neighbourhood Plan for consultation. A final version will be submitted with the final Neighbourhood Plan.
- 3.7 A screening for a Habitat Regulation Assessment was carried out in May 2018 and showed that if all 30 possible dwellings were built, there would still not be any significant effect on traffic in the Ashdown Forest or any other European site. A full Habitat Regulation Assessment was therefore not required.
- 3.8 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Statement of Consultation. Considerable care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.
- 3.9 There was extensive consultation and engagement in identifying issues and objectives and the community has been consulted on the draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the Statement of Consultation.

4.0 The Neighbourhood Plan and NPPF Conformity

The following table (Figure 2) is a summary of how each policy conforms to the NPPF (2012). The paragraphs of the NPPF referred to are those considered most relevant to each policy but should not be considered an exhaustive list of all possible relevant paragraphs.

Crowhurst NP Policy	NPPF (2012)	Commentary
CS1 – Development Boundaries	Conserving and enhancing the natural environment (115)	The policy restates the purpose and value of the built up area boundary, defined by the local development plan, for distinguishing the settlement of Crowhurst from the surrounding countryside. In doing so, it promotes the vitality of the settlements and has given considerable weight to conserving the special landscape character and scenic beauty of the High Weald Area of Outstanding Natural Beauty (AONB), as required by Para 115. Small extensions to the boundary as shown in the local plan have been proposed. There is a presumption in favour of development within the Development Boundary which is a golden thread running through the whole NPPF
CE1 – Landscape Character of Crowhurst	Conserving and enhancing the natural environment (109, 115)	A landscape assessment was commissioned. Development should conform with its findings and enhancement of the current landscape will be encouraged. Surveys showed that residents felt the open and rural nature of the village was important and should be retained. This will also help retain the nature of the HWAONB, of which the Parish straddles the boundary.
CE2 – High Weald Area of Outstanding Natural Beauty	Conserving and enhancing the natural environment (109, 110, 113, 114, 115, 116, 118)	Within the AONB and its setting, development should have regard to the High Weald Management Plan and in general should support the natural beauty of the area.
CE3 - Biodiversity	Conserving and enhancing the natural environment (109, 114, 115,118, 125)	Surveys and public meeting showed how important residents felt that the rural environment of Crowhurst is. This policy encourages wildlife and biodiversity to be actively supported in new developments.
CE4 – Natural Features	Conserving and enhancing the natural environment (109, 115)	This policy supports and protects the natural landscape of Crowhurst Parish (physical and ecological characteristics). About half of the Parish, but the majority of the village, is within the High Weald AONB. During the Reg14 consultation, comments were

		made about strengthening the reference to the HWAONB Management Plan so this is incorporated into the submission version.
CE5 – Blue Infrastructure	Meeting the challenge of climate change, flooding and coastal change (100, 103)	This policy states the importance of developments incorporating Sustainable Drainage Systems, ensuring that flooding elsewhere is not increased and supporting development that can reduce flood risk.
CF1 – Community Facilities, Open Space and Recreation	Promoting healthy communities (70)	This policy identifies the need to support dispersed community facilities and support opportunities for new facilities. This will help encourage an inclusive community. ProWs and their maintenance and enhancement is promoted as is the protection of open space and Local Green Space.
CF2 – Open Space and Recreation	Promoting healthy communities (73, 74, 75)	This policy will help to protect and enhance ProWs and open and natural spaces. Opportunities to access natural space and recreational areas will contribute to the well-being of the community.
CF3 – Local Green Space	Promoting healthy communities (76, 77)	This policy will help protect some of the most important and special areas of green space that are accessible to the community.
CB1 - Design	Promote sustainable transport (35, 39) Requiring good design (58, 61) Meeting the challenge of climate change, flooding and coastal change (97) Conserving and enhancing the natural environment (123, 125)	As part of the reg14 consultation, the local County Council asked that a policy of charging points for electric vehicles be added. This was agreed. Parking requirements will follow County Council guidelines. The policy incorporates the need for new developments to be of high quality and to have regard to its site and place within the village. The policy says that new developments should incorporate renewable energy. This is particularly important for Crowhurst as it is not on mains gas.
CB2 - Heritage	Conserving and enhancing the historic environment (126, 128, 129, 132,133, 134,135)	This policy supports the NPPF in minimising harm to designated and non-designated heritage assets. The wording of the policy changes from the draft to the submission version to ensure it complies with the significance given to different levels of heritage asset.
CH1 – Housing Site adjoining Station	Promoting sustainable transport	One of the criteria for site selection was access to facilities within

Road (lower end)	(32, 35, 38, 39) Delivering a wide choice of high quality homes (47, 50) Conserving and enhancing the natural environment (115,116)	the village. This site is close to the Village Hall, Church, Primary School and the Railway Station and within 1km of the pub and recreation ground. It is also within walking distance of the proposed scheme to upgrade a PRoW to provide a safer alternative to walk to the pub and recreation ground than along the road. This also helps to reduce the number of “within village” car journeys so reducing emissions. A variety of homes is expected to be built, in line with needs shown from the census and housing needs survey. This site sits next to the current development boundary which has been redrawn by policy CE1 to allow for this development. Landscape assessments were done to ensure measures could be taken to mitigate effects of the development on the AONB landscape. The total sites selected allow for slightly more than the allocated minimum housing for Crowhurst to allow flexibility should unexpected issues cause one site not be developed within the plan period. The site selection and SEA shows that these sites were available and sustainable as they are close to village amenities and non-car transport opportunities.
CH2 – Housing Site adjacent to Forewood Rise	Promoting sustainable transport (32, 35, 38, 39) Delivering a wide choice of high quality homes (47, 50) Conserving and enhancing the natural environment (115,116)	One of the criteria for site selection was access to facilities within the village. This site is close to the Village Hall, Church, Primary School and within 1km of the Railway Station, pub and recreation ground. They are also within walking distance of the proposed scheme to upgrade a PRoW to provide a safer alternative to walk to the pub and recreation ground than along the road. A variety of homes is expected to be built, in line with needs shown from the census and housing needs survey. A new development boundary has been drawn via Policy CE1 to include the land for this site and the already established housing estate next to it. Landscape assessments were done to ensure measures could be taken to mitigate effects of the development on the AONB landscape. The total sites selected allow for slightly more than the allocated minimum housing for Crowhurst to allow flexibility should

		<p>unexpected issues cause one site not be developed within the plan period.</p> <p>The site selection and SEA shows that these sites were available and sustainable as they are close to village amenities and non-car transport opportunities.</p>
CH3 – Housing site adjacent to Station Car Park	<p>111, Promoting sustainable transport (32, 35, 38, 39) Delivering a wide choice of high quality homes (47, 50)</p>	<p>One of the criteria for site selection was access to facilities within the village. This site is close to the Village Hall, Church, Primary School and the Railway Station. They are also within walking distance of the proposed scheme to upgrade a PRow to provide a safer alternative to walk to the pub and recreation ground than along the road. This site is within the current development boundary and used to form part of Crowhurst Station when it was larger, so could be considered as a brown-field site.</p> <p>The total sites selected allow for slightly more than the allocated minimum housing for Crowhurst to allow flexibility should unexpected issues cause one site not be developed within the plan period.</p>
CC1 – Economic Sustainability	Supporting a prosperous rural economy (28)	Policy CC1 supports the sustainable growth of existing businesses in the Parish, as well as encouraging new economic activities that are compatible with the rural environment.
CC2 - Infrastructure	<p>Promoting sustainable transport (32, 34, 39) Supporting High Quality Communications Infrastructure (42)</p>	<p>Policy CC2 states that safe access for pedestrians and road users should be provided. Parking should align with guidelines from the County Council and make a positive contribution to developments and their environments.</p> <p>New developments should have the necessary infrastructure to allow them to make use of high speed internet connections.</p>

Fig 2. Crowhurst NP Policies and the NPPF

5 Achieving sustainable development

- 5.1 The Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, environmental and social considerations are taken into account.
- 5.2 Whilst there is no legal requirement for a neighbourhood plan to have a sustainability appraisal, this section of the Statement demonstrates how the Neighbourhood Plan fulfils the basic condition that the plan contributes to achieving sustainable development.
- 5.3 The NPPF defines sustainable development as having three dimensions; economic, social and environmental. The Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic and social gains.
- 5.4 The policies contained in the Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built and historic environment, as well as in people's quality of life, including:
- Contributing to building a strong and competitive economy by supporting new and existing small businesses, the retention of appropriate employment sites in the Parish, and by supporting developments with the infrastructure for home working.
 - Planning positively for housing growth to meet the needs of present and future generations in accordance with the strategic development needs set out in Local Plans.
 - Supporting the provision of a mix of housing types and sizes that can meet the needs of a wide range of people and promote a healthy and inclusive community.
 - Supporting new development where it relates well to the existing built up area of the Parish.
 - Promoting policies to protect locally important landscape features and biodiversity, which contribute toward the sense of community and quality of life in the area.

Neighbourhood Plan and Sustainable Development Summary

Crowhurst NP Policy	Soc	Eco	Env	Commentary
CS1 – Development Boundaries	++	=	+	The policy keeps the boundary as stated in the Local Development Plan with 2 small additions. One is an extension of the current boundary and is close to amenities so has social benefits. The other is a new area of development boundary but incorporates an established built environment and is also close to amenities. The development boundary is not likely to have any economic benefits. The development boundaries will maintain the strong identity of the village and help ensure the special character of the High Weald AONB is maintained.
CE1 – Landscape Character of Crowhurst	+	=	++	By conserving the rural landscape character of the Parish and access to open spaces, the health and well-being of residents is improved/retained. The environmental benefits are positive as opportunities for enhancement will be encouraged. There are not likely to be economic benefits other than the rural and tranquil nature of the Parish attracting tourism/camping.
CE2 – High Weald Area of Outstanding Natural Beauty	+	=	++	The conserving and enhancing the nature of the AONB, the environmental benefits are positive, as are knock-on social benefits to residents. There may be some negative impacts on the economy or some positive ones from tourism to such a beautiful landscape.
CE3 - Biodiversity	+	=	++	This policy reflects the importance that residents place on the environment and should bring benefits such as improving biodiversity and habitats. This will have a knock-on social benefit and potentially an economic benefit with tourism.
CE4 – Natural Features	=	=	+	This policy protects the features of the landscape, including that of the High Weald AONB so provides environmental benefits.
CE5 – Blue Infrastructure	=	=	+	This policy encourages developments that reduce flood risk and opportunities to integrate biodiversity improvements with flood/drainage management.
CF1 – Community Facilities	++	=	+	This policy supports community facilities to support a vibrant community.
CF2 – Open Space and Recreation	+	+	++	PRoWs and open spaces will be supported which will attract walkers and a healthy lifestyle
CF3 – Local Green Space	+	=	++	Local Green Space will give even more protection to areas that are particularly special.
CB1 - Design	+	=	=	High quality design should bring social benefits by ensuring developments are cohesive with the existing village.

CB2 - Heritage	=	=	+	This policy should ensure that the historical heritage of the village is supported and enhanced where possible. A spin-off from the Neighbourhood Plan has been the publication of a book with a walk around local Powdermill sites.
CH1 – Housing Site adjoining Station Road (lower end)	+	=	=	CH1 is close to the village hall, Church, primary school and railway station so residents should benefit from social and cultural amenities. Although this site is in the AONB, it is sited between a fairly busy road (up to the railway station) and farm buildings. It is further masked from longer views by a ridgeline. A landscape assessment was done to ensure mitigating work could be done so environmental issues should be neutral, particularly if the environmental policies are adhered to.
CH2 – Housing Site adjacent to Forewood Rise	+	=	=	CH2 is reasonably close to the village hall, Church and primary school so residents should benefit from social and cultural amenities. The policy asks for a higher proportion of smaller (1 or 2 bed) properties as there are less of these in the village and the housing survey indicated a need for them for people to get on the housing ladder or to downsize to, so freeing up larger housing for families. This site is within the AONB but next to an established housing estate. A landscape assessment was done to ensure mitigating works could be done so environmental issues should be neutral – particularly if the environmental policies are adhered to.
CH3 – Housing site adjacent to Station Car Park	+	=	=	CH3 is within the current development boundary and used to be part of the railway station when it was much larger. In recent years it has been allowed to overgrow.
CC1 – Businesses	=	+	=	There are no large scale employers in the Parish although Crowhurst Park is a large tourism facility with associated employment. Most employment within the Parish is small scale or self-employed. This policy supports and encourages existing and new businesses within the Parish and encourages developments which make working at home easier. This will have an economic benefit as well as an environmental one if less journeys to work are made.
CC2 - Infrastructure	+	+	=	This policy encourages the correct infrastructure to be put in place so that all residents can access key facilities and village assets. It also encourages infrastructure to be put in place so that as improvements to broadband are made, these can be accessed to improve internet connections – an important requirement for home-working and businesses.

Fig. 3 CNP and Sustainable development

6 General Conformity with the Local Development Plan

- 6.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the strategic policies of the development plan for Rother District. This comprises the Rother Local Plan Core Strategy of 2014 and, where possible, the emerging Development and Sites Allocation Plan.
- 6.2 The following table (Figure 4) shows how the Crowhurst Neighbourhood Plan is in general conformity with strategic policies in the Local Plan. The policies in the Neighbourhood Plan has extended certain policies or added more detail to make them more specific to the local character of the Parish.

Crowhurst NP Policy	RDC Policies	Commentary
CS1 – Development Boundaries	Policy OSS2, OSS3, PC1, RA3	The development boundary in Crowhurst has been reviewed and is being extended slightly to allow for new housing development and to incorporate an established but contained housing development (Forewood Rise). This allows a presumption that development within these boundaries will be allowed, subject to other policies in the Plan, but protects the surrounding countryside which is either within or part of the setting to the High Weald AONB. The development boundary shows where it is considered that development, when also following other policies in the plan, is sustainable.
CE1 – Landscape Character of Crowhurst	Policy OSS4, EN1	This policy conforms with OSS4 and EN1 by stating that developments should conserve the local character of the village and that of the High Weald AONB and that the open spaces in and around the village are not eroded.
CE2 – High Weald Area of Outstanding Natural Beauty	EN1, EN3, EN5	This policy conforms with the environmental policies in the Core Strategy by having regard to the importance of the High Weald AONB and the protection and enhancement of the landscape.
CE3 - Biodiversity	EN5	The policy builds on EN5 to encourage enhancement of the biodiversity of the Parish and protection of sites such as the SSSI in the Fore Wood and the local nature reserve Quarry Wood.
CE4 – Natural Features	EN1, EN5	This policy builds on EN1 and EN5 to bring protection to a wider range of natural features around the Parish – those rural

		features that create the character of the Parish
CE5 – Blue Infrastructure	SRM2, EN7	This policy aligns with SRM2 and EN7 to ensure that flood risks are minimised or the risk reduced by new development and that pollution is prevented.
CF1 – Community Facilities,	RA1, CO1	This policy builds on RA1 and CO1 with specific aims to to retain and enhance community facilities and access to open and green space for recreation and the local footpath network.
CF2 - Open Space and Recreation	CO3	This policy builds on CO3 to ensure sufficient provision of open space and recreational areas and increasing access to the countryside.
CF3 – Local Green Space	EN1, EN5	This policy builds on EN1 and EN5 by ensuring protection for particularly special areas of land.
CB1 - Design	RA1, EN3, TR4	The design policy incorporates strands from RA1, EN3 and TR4 to ensure that new development is carried out with the highest possible design quality that respects and enhances its locality and provides a safe environment for its residents and neighbouring properties.
CB2 - Heritage	EN2	Crowhurst has a rich and varied history. This policy aligns with EN2 to help preserve and protect that heritage.
CH1 – Housing Site adjoining Station Road (lower end)	Policy OSS4, CO4, LHN1, LHN2, TR3	The specific site and its policy aligns with the core strategy in providing for a varied mix of housing with a slightly higher emphasis on smaller properties (1 or 2 bed) aimed at the starter (or those now needing smaller homes) market. The parking provision and layout and landscaping of the site must be adequate to ensure neighbouring amenities are not affected and to retain the rural feel of the village
CH2 – Housing Site adjacent to Forewood Rise	Policy OSS4, CO3, CO4, LHN1, LHN2, TR3	The specific site and its policy aligns with the core strategy in providing for a varied mix of housing with a slightly higher emphasis on smaller properties (1 or 2 bed) aimed at the starter (or those now needing smaller homes) market. The parking provision and layout and landscaping of the site must be adequate to ensure neighbouring amenities are not affected and to retain the rural feel of the village. In addition, this site should provide access to a recreational play space for its own

		residents and other parts of the village who are further away from the current recreational ground than guidelines expect.
CH3 – Housing site adjacent to Station Car Park	Policy OSS4, TR3	The policy for this site has been written to ensure it complies with OSS4 and TR3 in that it should not adversely affect its neighbours and parking should not spill out onto what is already an area with difficult parking.
CC1 – Economic Sustainability	Policy RA1, EC4, EC6	Although the Local Plan does not require any additional Business floor space within Crowhurst Parish, this policy does align with the Core Strategy. There are opportunities within the Parish for tourism, agricultural and other businesses to expand or start up. There is a high rate of self-employed residents within the Parish and this policy aims to support suitable, small scale businesses.
CC2 - Infrastructure	EC1, EN7, TR4	This policy incorporates several strands from the Core Strategy. Incorporating provision for high speed internet connections will support home-working and the businesses. Parking for new development must meet relevant County Council standards and all development should be served by adequate surface and foul drainage. This is particularly important in a village that is not completely served by the mains drainage system in order to prevent pollution.

7.0 Conclusion

- 7.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 are considered to have been met by the Crowhurst Neighbourhood Development Plan.
- 7.2 The Plan has regard to national policy, will contribute towards the achievement of sustainable development, is in general conformity with the saved strategic policies in the Rother District Council Core Strategy 2014 and meets relevant EU obligations.