

Peacehaven and Telscombe Neighbourhood Plan

Neighbourhood Plan 2022 - 2030

Basic Conditions Statement

(Submission version)

Town and Country Planning Act 1990 (as amended) Schedule 4B
Paragraph 8 (2)

Sept 2022

Contents

SECTION	BASIC CONDITIONS STATEMENT	PAGE
1.0	Introduction	3
2.0	Background to the Neighbourhood Plan	4
3.0	Conformity with National Policy	7
4.0	Delivering Sustainable Development	22
5.0	General conformity with strategic policies in the Development Plan	25
6.0	EU obligations	29
Map 1	Neighbourhood Plan Area	5

1.0 INTRODUCTION

The Purpose of the Basic Conditions Statement

1.1 This Basic Conditions Statement has been prepared to accompany the Peacehaven and Telscombe Neighbourhood Plan (PTNP) being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 to Lewes District Council (LDC).

1.2 The Neighbourhood Planning (General) Regulations 2012 states that when a plan proposal is submitted to the Local Planning Authority (LPA), it must include a statement explaining how the proposed Plan meets the requirements of paragraph 8, of Schedule 4B to the Town & Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The core basic conditions for Neighbourhood Plans are as follows:

- (i) the draft NNDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) the draft NNDP must contribute to the achievement of sustainable development;
- (iii) the draft NNDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Lewes District Council's Joint Core Strategy (LDCJCS) also known as Local Plan Part 1 and the Submission South Downs Local Plan 2018; and,
- (iv) the draft NNDP must meet the relevant EU obligations.

1.3 This Basic Conditions Statement addresses these requirements as follows:

- A. Demonstrates the conformity of the PTNP with the NPPF;
- B. How the PTNP will contribute to sustainable development;
- C. Demonstrates the conformity of the PTNP with the strategic policies of the Development Plan.
- D. Demonstrates compliance with the appropriate EU obligations.

2.0 BACKGROUND TO THE NEIGHBOURHOOD PLAN

- 2.1 The Localism Act 2011 enables Town and Parish Councils to create a Neighbourhood Plan. The key driver of Peacehaven and Telscombe's Town Councils decision to create a Neighbourhood Plan was the desire for the local community to have a greater say in the growth of the area.
- 2.2 Local community voices have often expressed concern that over the years, Peacehaven and Telscombe has been forgotten and has had development forced upon it often to its detriment, with development of houses but no supporting social infrastructure. In addition, over the last few decades, the town has suffered from a lack of investment, a loss of industry and negative impacts on the public realm, which have eroded community and wider perceptions of the cultural value of the town. Producing a Neighbourhood Plan has given a voice to the local community, as to how they would like their town to grow and change over the coming years. This is sustainable thought leading to sustainable action.
- 2.3 The regulations require that a Neighbourhood Plan deals with planning matters (i.e. the use and development of land), is submitted by a qualifying body, covers a stated Plan period and identifies a designated Neighbourhood Area.

Submitting Body

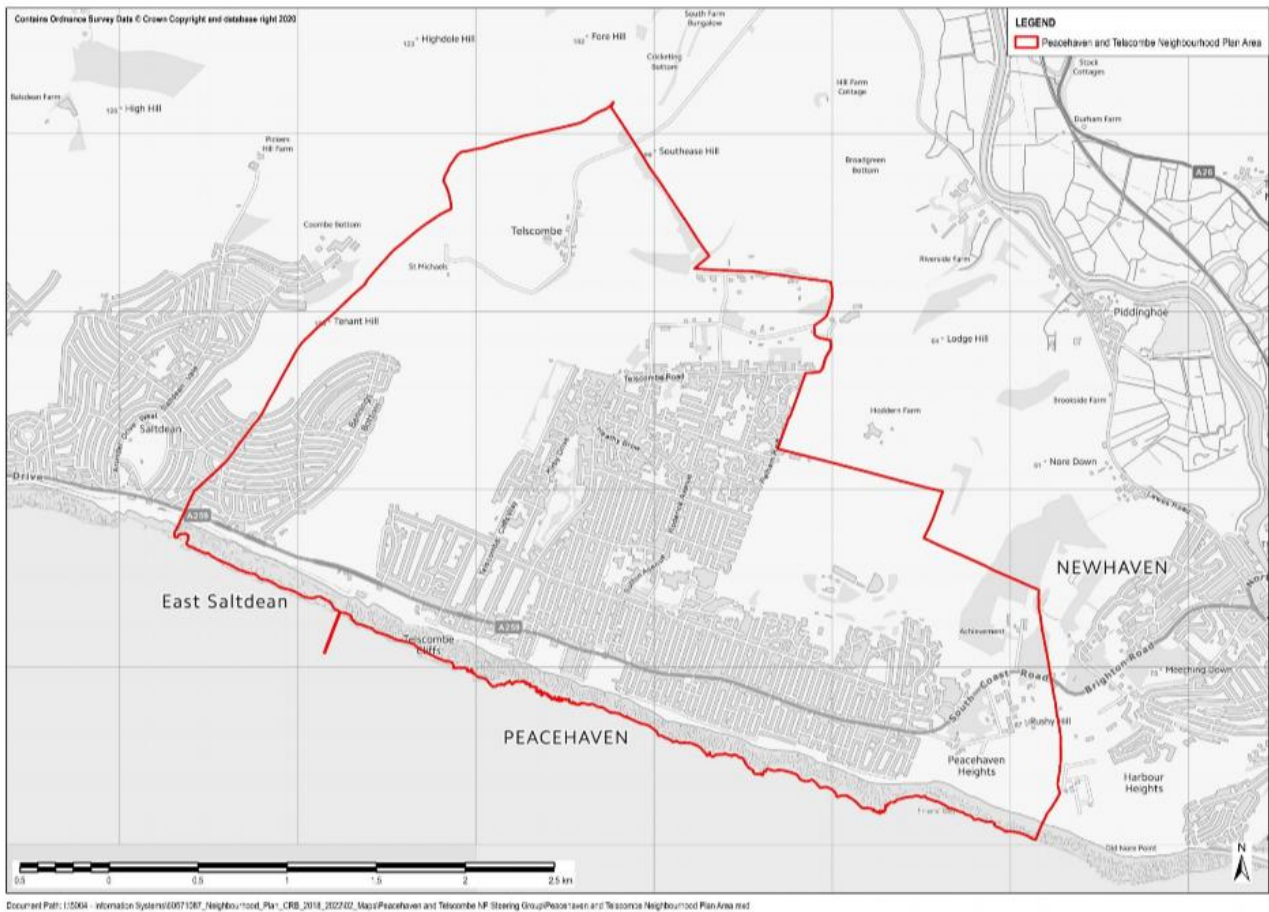
- 2.4 The Peacehaven and Telscombe Neighbourhood Development Plan is submitted by Peacehaven Town Council, the qualifying body as defined by the Localism Act 2011.

Neighbourhood Plan

- 2.5 The policies set out within 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 2022 to 2030 and the document does not contain policies relating to excluded development, in accordance with the Regulations.
- 2.6 Once adopted, the Peacehaven and Telscombe Neighbourhood Plan will become part of the Statutory Development Plan along with the Lewes District Local Plan Part 1 joint core strategy, Lewes District Council Plan Part 2 the Development Management Plan and the South Downs Local Plan that will guide development in

Peacehaven and Telscombe up to the year 2030. What this means is that Lewes District Council and the South Downs National Park Authority (SDNPA) will consult the plan and use the planning policies within it, to determine whether to grant planning permission for planning applications made within the Neighbourhood Plan Area.

Neighbourhood Area



Map 1: Neighbourhood Area

Other supporting documents

2.7 The PTNP is supported by a Consultation Statement, a Strategic Environmental Appraisal and this Basic Conditions Statement. In addition, a masterplanning exercise was undertaken for centre of Peacehaven and design codes for the area have been developed.

The following documents have been prepared and prepared and sit alongside the Neighbourhood Plan and Basic Conditions Statement.

- Appropriate assessment
- Scoping report for Strategic Environmental Assessment
- Strategic Environmental Assessment Final Report
- Peacehaven and Telscombe Housing Needs Assessment
- Peacehaven and Telscombe Design Codes

The Neighbourhood Plan also makes use of much evidence prepared and on behalf of Lewes District Council. These and other evidence-based documents are referenced as appropriate within the PTNP.

Why Peacehaven and Telscombe Needs a Neighbourhood Plan

2.8 Producing a Neighbourhood Plan is not compulsory, and many areas have decided not to plan locally for their area, but rather leave it to the local planning authority to decide how their local areas are to grow and change.

2.9 The area of Peacehaven and Telscombe has many constraints to growth and the Councils took the pragmatic view that rather than say no to all development or have resident alienation to future developments it would be more proactive to create a range of localised policies that allowed developments to come forward in a more considered and appropriate way. The A259 Coastal Road is the only road to connect the towns to the wider area, the road is heavily congested during peak hours and economically, socially and environmentally is having a detrimental impact on the residents and local workforce. Policies in the plan, seek to create a town that is less reliant on neighbouring areas by providing services locally, so that there is less need for people to travel outwards and better connectivity within the area to ensure services are easily accessible by a range of active travel modes.

2.10 To enable this to happen the Town Councils have undertaken considerable consultation. A masterplan was created for the site known as the Meridian Centre, which helped residents express their views as to what the main retail/commercial area should look like and consist of in the future. Groups have been set up to look at open space and how to encourage greater biodiversity of the public realm and ways to improve accessibility throughout the towns into the National Park by creating new cycle paths and walking routes. CIL money has already been gained from the Borough Council and Town Councils to help fund a new walking/cycling path as part of this work.

- 2.11 Housing has been a key issue for the area, looking at local needs and affordability. An initial site options assessment was undertaken as part of this plan, but during the development journey, it has been decided, rather than allocating specific housing sites, it would be more beneficial to have a design code for all areas of the towns that will help shape densities, design and types, to maximize innovation, creation and allow better quality housing to be established throughout. Generally taking a more holistic approach than just site allocation.
- 2.12 The PTNP is the only neighbourhood plan for the defined area and this was designated in 2013, with the boundary being the same as the parish boundaries for Peacehaven and Telscombe. The PTNP does not contain any policies that are related to excluded development defined by Section 6 of the Town and Country Planning Act 1990.

3.0 CONFORMITY WITH NATIONAL POLICY

Introduction

- 3.1 The Peacehaven and Telscombe Neighbourhood Plan (PTNP) was originally prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) 20th July 2021.
- 3.2 The NPPF sets out how neighbourhood plans should be prepared and what they should facilitate. The PTNP contains a central vision which has been subject to considerable community consultation and has heavily influenced the policies contained within.
- 3.3 The NPPF includes, in paragraphs 28-30, how neighbourhood plans set out non-strategic policies for an area. Paragraph 37 relates to the Basic Conditions.
- 3.4 The NPPF sets out a requirement for all development plans to comply with the aims of sustainable development. There is a presumption in favour of sustainable development. Paragraph 8 confirms that sustainable development comprises the three dimensions of economic, social and environmental. In order to achieve the aims of sustainable development policies must seek to deliver all three strands.

- 3.5 NPPF states in paragraph 12 ‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies (paras 13 and 14).
- 3.6 The Table below sets out set out how the PTNP has had regard to national planning policies. This statement confirms that the neighbourhood plan is in compliance with the revised NPPF (2021).
- 3.7 The development of the PTNP has also fully taken into account the guidance provided in the National Planning Practice Guidance covering the range of policy matters within the Plan and also generally on the approach to preparing neighbourhood plans

Relevant NPPF Core Principle/Paragraph	Policies and Summary of how the plan has had regard to the NPPF.
<p>Section 4. Plan Making</p> <p>Para 16. Plans should:</p> <p>(a) be prepared with the objective of contributing to the achievement of sustainable development</p> <p>(b) be prepared positively, in a way that is aspirational but deliverable;</p> <p>(c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</p> <p>(d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</p> <p>(e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</p> <p>(f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</p>	<p>The PTNP comprises policies that have been drafted to reflect the local community’s vision for the area. They are reflective of the aspirations people have for the area. The policies provide a practical framework in which to assess future planning applications. The Town Councils have sought to engage effectively with the local community, and this is set out in the accompanying Consultation Statement.</p> <p>The PTNP is a succinct and up-to-date plan and provides a positive framework for a number of policy issues relevant to the area. Extensive engagement has been carried out with local organisations including schools and local businesses together with statutory authorities and landowners.</p> <p>The Neighbourhood Plan seeks not to duplicate policies contained in national and local plans and ensures policies are relevant and focussed on Peacehaven and Telscombe rather than being too general and non-specific.</p> <p>The NPPFs provides a policy presumption in favour of sustainable development. The policies in the neighbourhood plan are in compliance with the main thrust of both NPPFs and guidance.</p>
<p>Para 15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p> <p>Para 29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the</p>	<p>A clear vision is set out in the PTNP which has been subject to community consultation. The Plan has a focus on sustainability and sustainable development and supports high quality design and sense of place, new housing and a vibrant new centre area, quality employment opportunities together with making it a safe place to live with a focus on well-being. It will make the area a more attractive place to live, work and visit. The vision is in compliance with the relevant NPPF principles.</p>

<p>statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.</p>	<p>The neighbourhood plan does not promote less development and contains non-strategic policies. It is in general conformity with strategic policies in the local plans of Lewes District and South Downs National Park.</p>
<p>Section 5: Delivering a sufficient supply of homes</p> <p>Para 62. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes¹).</p> <p>Para 63. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required , and expect it to be met on-site unless:</p> <p>(a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</p> <p>(b) the agreed approach contributes to the objective of creating mixed and balanced communities.</p> <p>Para 64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount .</p> <p>para 67. Where it is not possible to provide a requirement figure for a neighbourhood area , the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the</p>	<p>As part of the work on the Neighbourhood Plan, AECOM have been commissioned to undertake an up-to-date housing needs assessment of the neighbourhood plan area, and as such have identified the main housing issues in the neighbourhood plan area.</p> <p>While a site options assessment was undertaken, during the writing of the neighbourhood plan it was determined that while the Planning Authority were unable to meet their five-year housing supply, a more pragmatic view of providing housing in the area was required. Therefore, less reliant on numbers that could be restrictive and more policy emphasis given to quality, affordability and mix to encourage the right type of housing to the right area.</p> <p>Therefore, while the NP does not specifically allocate housing sites, the housing policies do seek to provide a clear direction on where housing development would be suitable within the town. The policies also encourage housing to be more inclusive and accessible and to reflect the needs identified within the assessments undertaken.</p>

<p>neighbourhood area and the most recently available planning strategy of the local planning authority.</p>	
<p>Section 6. Building a strong, competitive economy</p> <p>Para 81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.</p> <p>Para 82. Planning policies should:</p> <p>(a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;</p> <p>(b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</p> <p>(c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and</p> <p>(d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances</p> <p>Para 83. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology</p>	<p>The PTNP is positively focussed on the need to support local businesses and the local economy particularly in a post covid environment. A key part of the PTNP is to create a “20-minute neighbourhood” and in essence be less reliant on travelling elsewhere for work. Capitalise on the high number of self-employed professionals that are in the area by creating a better mix of employment space within the town, through provision of business hubs, serviced office spaces, and shared business spaces that would allow businesses to work locally. Encourage more skills within the local labour force through local labour agreements and the growth of local economic market through tourism (Policy PT24,- PT27).</p> <p>The policies are in accord with NPPF documents which seek to drive sustainable economic development.</p>

<p>industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.</p>	
<p>Section 7 – Ensuring the Vitality of Town centres Para 86 onwards Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:</p> <ul style="list-style-type: none"> a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters; (b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre; (c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones; (d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least 10 years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary; (e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and (f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites. <p>Para 91. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 90, it should be refused.</p>	<p>The PTNP recognises the need for the growth of the town to be supported by a town centre area which encourages versatility and vibrancy. During 2020 the PTNP Steering Group with AECOM, undertook a full masterplanning exercise and public consultation on the development of a centre for Peacehaven. Section 5 of the PTNP (Policy PT37 -PT39 allows the town centre area to build on its strengths, counter weaknesses and address challenges. The policies support the role that the centre area plays at the heart of a local community, encourages growth and inclusion and promotes the need for a diverse retail and leisure market in the area.</p> <p>Policy PT 37 recognises contribution of housing towards a mixed-use area/scheme within the town centre setting and encourages a diverse employment base to be included as part of this development opportunity.</p> <p>Policy PT 38 recognises the need for the town centre to enhance the community facilities that currently exist in the area while PT39 recognises the need for outdoor inclusive spaces to be provided as part of the retail and leisure experience.</p>

Section 8 Promoting Healthy and safe communities

Open space and recreation

Para 98. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Para 99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

(a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

(b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Para 100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Para 101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

Para 102. The Local Green Space designation should only be used where the green space is:

Community health and well being is key to the PTNP and is an essential element of the plan's vision.

Policies within the plan not only seek to protect existing open spaces but seek to design open spaces that work harder for the community it serves, by encouraging better management of biodiversity, promoting community initiatives such as food growing or pocket parks and more formal sporting and recreational areas. (Policies PT14-PT16)

The policies seek to allocate local green spaces in accordance with both NPPFs.

In addition, the Plan supports the preservation, enhancement and development of a new community facilities and the improvement of accessibility to these facilities. (Policies PT30-31)

This chapter is in compliance with the advice set out in both NPPFs.

<p>(a) in reasonably close proximity to the community it serves; (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and (c) local in character and is not an extensive tract of land.</p> <p>103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	
<p>Section 9: Promoting sustainable transport</p> <p>Para 92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p>(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</p> <p>(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and</p> <p>(c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</p> <p>Para 104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>(a) the potential impacts of development on transport networks can be addressed;</p> <p>(b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>(c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p>	<p>A key element of the “20-minute neighbourhood” is to provide the infrastructure that allows people to make informed choices as to how they undertake short distanced journeys. Policies PT11 – PT13 look to encourage more inclusive movement options by seeking better walking/cycling/public transport infrastructure, more active frontages and better connectivity between key areas of the town.</p> <p>The policies within the PTNP promote sustainable transport options for the area. The policies are integral to an overall Plan that concentrates development within the urban area and supports a mix of uses that can lead to minimising number and length of travel and journeys. The policies in this plan accord with the advice in the NPPFs and promote a range of transport options including footpaths and cycleways.</p>

(d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
(e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Para 105. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Para 106. Planning policies should:

- (a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;
- (b) be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;
- (c) identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development;
- (d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);
- (e) provide for any large scale transport facilities that need to be located in the area 44 , and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy. In doing so they should take into account whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements; and
- (f) recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their

<p>economic value in serving business, leisure, training and emergency service needs, and the government's General Aviation Strategy 45</p>	
<p>10. Supporting high quality communications infrastructure</p> <p>Para 114. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).</p>	<p>Policies within the PTNP seek to encourage and promote high quality digital communications as part of the housing and economic growth of the area in accordance with the NPPF. Policies (PT6 and PT28)</p>
<p>Section 11. Making Effective Use of the Land.</p> <p>Para 124. Planning policies and decisions should support development that makes efficient use of land, taking into account:</p> <ul style="list-style-type: none"> (a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; (b) local market conditions and viability; (c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; (d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and (e) the importance of securing well-designed, attractive and healthy places. <p>Para 125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:</p>	<p>The PTNP has sought to encourage growth in a sustainable and well-designed way by creating design codes that cover the entire NP area. Subdividing the NP area into smaller areas has allowed individual characteristics to be identified and used to help encourage development that aligns to existing patterns of development and movement. The general ethos of the plan is not to discourage any development but to seek that design of proposals efficiently uses the land by creating better quality and more sustainable developments for the future.</p> <p>Preferred areas for housing have been identified rather than site specific, to allow greater choice and innovation.</p> <p>The policy therefore complies with the provisions of the NPPF.</p>

<p>(a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;</p>	
<p>Section 12 Achieving well-designed places.</p> <p>Para 127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>Para 129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.</p> <p>Para 130. Planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</p>	<p>Policies PT1-PT5 seek to enhance and promote good quality sustainable design which is supported by design codes that set out in more practical detail how the community aspirations can be achieved.</p> <p>Urban design codes have been developed for the whole NP area and have been set at a neighbourhood level to allow local characteristics to be emphasised and included in future growth initiatives. The Design Codes were consulted upon as part of the pre submission REG 14 consultation.</p> <p>Health and well-being have been a central element to the policies and achieving better quality all-inclusive design is an aspiration of the community reflecting the high proportion of elderly and post covid mental health concerns.</p> <p>Policies PT33 and 34 seek to ensure that advertisements are in keeping with the area.</p>

<p>(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</p> <p>(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</p> <p>(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience</p> <p>Para 136. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.</p>	
<p>Section 14 Meeting the challenge of climate change, flooding and coastal change</p> <p>Para 152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p> <p>Para 153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures 53 . Policies should support appropriate measures to ensure the</p>	<p>The policies within the PTNP take into account the advice within the NPPF with regard to biodiversity and nature conservation and matters relating to flooding and drainage.</p> <p>Neighbourhood Plans are a great opportunity to help improve the local environment including protecting and enhancing existing assets and ensuring that new development plans space for nature. Wildlife and green space in and around the town adds to the quality of life. Policy PT17 seek to protect and enhance biodiversity assets as part of development proposals.</p> <p>The Government sets out in the NPPFs the need to adapt to climate change.</p>

<p>future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.</p> <p>Para 154. New development should be planned for in ways that:</p> <p>(a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and</p> <p>(b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the government’s policy for national technical standards.</p> <p>Para 155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>(a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);</p> <p>(b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>(c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>Para 170. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.</p>	<p>Coastal erosion and fluvial flooding have been identified within the PTNP as issues of concern and as such Policy PT20 looks at the issue of drainage management and surface water flooding particularly with regard to cliff top management and the erosion of the cliff surface from weathering. The policies have had regards to the related UK Marine Policy Statements and Coastal Management plans.</p>
<p>Section 15 Conserving and enhancing the natural environment</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p>	<p>Neighbourhood Plans are a great opportunity to help improve the local environment including protecting and enhancing existing assets and ensuring that new development plans space for nature. Wildlife and green space in</p>

<p>(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>(c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>(f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p> <p>175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p> <p>176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which</p>	<p>and around the town adds to the quality of life. Policy PT17 and PT18 seeks to protect and enhance biodiversity assets as part of development proposals.</p> <p>The plan recognises the important relationship and overlap between the NP area and South Downs National Park and as such Policy PT4 seeks to recognise the importance of this protected landscape, its views and its dark skies which are under continued risk from inappropriate development.</p> <p>The design codes support the importance of the setting of the National Park and emphasise the importance of landscaping and green networks.</p> <p>Policy PT23 seeks to prevent new development from contributing to air pollution.</p> <p>These policies therefore comply with the provisions of the NPPF.</p>
--	--

<p>have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads 59 . The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas</p>	
<p>16. Conserving and enhancing the historic environment</p> <p>190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <p>(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</p> <p>(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p> <p>(c) the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p>(d) opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p>Policy PT29 sets out the desirability for proposals to take account of the wider benefits that historic character contributions can bring to the sense and design of place. Peacehaven and Telscombe have an interesting past, though not defined as formal heritage assets, has contributed to how the current NP area is formed.</p> <p>This policy complies with the provision set out in the NPPF.</p>

4.0 DELIVERING SUSTAINABLE DEVELOPMENT

- 4.1 For the PTNP, sustainable development has been the fundamental basis of each of its policies. The Plan is accompanied by a Strategic Environmental Assessment (SEA), of its environmental, social and economic effects. A screening opinion was sought from Lewes District Council as to the need for an SEA and the opinion is set out at Appendix 1.
- 4.2 The SEA demonstrates that the Neighbourhood Plan will positively contribute to achieving sustainable development and will not have any significant adverse impacts. This has been submitted at Regulation 15 stage as part of the evidence base supporting the PTNP and should be read alongside this Basic Conditions Statement.
- 4.3 The strategic objectives of the PTNP comprise a balance of social, economic and environmental goals. The submitted policies are therefore intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals at the Parish level. All policies contained within the Submission Version of the PTNP have been tested within the SEA to ensure sustainability.
- 4.4 The Table below summarises how the objectives and policies in the PTNP sit under the sustainable development definition as defined in the NPPF 2021.

Deliver economic sustainability	
NPPF Definition: To help build a strong, responsive and competitive economy	
PTNP Sustainability Objectives	<p>Objective 8: Protect and encourage the development of retail and leisure spaces which meet identified local need and encourage an evening/night-time economy for all ages and abilities to use.</p> <p>Objective 9: Encourage flexible and hi technological working spaces to encourage new business development and expansion within the local area.</p>
PTNP Policies	<p>PT24 Providing a mix of employment</p> <p>PT25 Open Workspace</p> <p>PT26 Tourism</p> <p>PT27 Local Labour Agreement</p> <p>PT37 Peacehaven Centre</p> <p>PT39 Market place and outdoor events</p>

Deliver social sustainability	
NPPF Definition: To support strong, vibrant and healthy communities	
PTNP Sustainability Objectives	<p>Objective 1: All new development will be designed to deliver a better-quality environment for the area,</p> <p>Objective 2: Access to and through the National Park and along the Coastal Path will be improved as multifunctional routes for tourism, travel and recreation, further linking the areas within Peacehaven and Telscombe to surrounding areas.</p> <p>Objective 3: New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing towns facilities and public green spaces to encourage a reduction in car-based travel.</p> <p>Objective 4: Improvements to existing walking and cycling routes will be undertaken to encourage more active travel modes.</p> <p>Objective 7: Encourage the appropriate re-development of previously developed land to help meet housing need and encourage housing development to cater for all ages and abilities within the community. In particular, creating innovative affordable housing opportunities.</p>
PTNP Policies	<p>PT2 Innovation and Good Management</p> <p>PT4 South Downs National Park</p> <p>PT6 Housing Design</p> <p>PT7 Adaptable Housing</p> <p>PT8 Low-Cost Housing</p> <p>PT11 Promoting all-inclusive travel</p> <p>PT12 National Park and coastal area</p> <p>PT13 Enhancing public transport</p> <p>PT16 Enhancing sports areas and playspace equipment</p> <p>PT28 Digital infrastructure</p> <p>PT30 Community facilities</p> <p>PT31 Loss of community facilities</p> <p>PT32 Statement of Community Involvement</p> <p>PT38 Community facilities in Peacehaven Centre</p>
Environmental sustainability	
NPPF definition: To contribute to protecting and enhancing our natural, built and historic environment	
PTNP Sustainability Objective	<p>Objective 5: Existing habitats and green infrastructure networks are protected and enhanced through sensitive development, to encourage local habitat improvement and creation</p> <p>Objective 6. Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.</p>

NNDP Policies	PT1 High Quality Design PT5 Sustainable Design PT10 Reusing the existing PT14 Protection of greenspace PT15 Amenity and Greenspace PT17 Biodiversity Protection PT18 Biodiversity Net Gain PT19 Urban Greening PT20 Drainage Management PT21 Renewables PT22 Net Zero PT23 Air quality PT29 Heritage assessment PT36 Design and placemaking.

5.0 GENERAL CONFORMITY WITH STRATEGIC POLICIES IN THE DEVELOPMENT PLAN

- 5.1 One of the basic conditions that Neighbourhood Plans must satisfy is that they are in general conformity with the strategic policies of the adopted development plan for the local area, i.e. the high-level strategic elements in the adopted local plan that are essential to delivering the overall planning and development strategy for the local area.
- 5.2 In the case of the PTNP the development plan includes the Lewes District Joint Core Strategy (Local Plan Part 1 2016), with the Site Allocations and Development Management Policies DPD 2020 providing non-strategic policies in 'Part 2' of the Local Plan. The Local Plan Part 2 will only apply to the part of Lewes District that lies outside the South Downs National Park boundary. The South Downs National Park Local Plan 2019 applies within the boundary.
- 5.3 The East Sussex, South Downs and Brighton & Hove Waste & Minerals Sites Plan (WMSP) also forms part of the Development Plan for the neighbourhood plan area.
- 5.4 The Table below shows how the PTNP policies conform with the strategic policies within the Development Plans (excluding the Waste & Minerals Plan) for the NP area.

Neighbourhood Plan and Development Plan Conformity

Relevant Local Plan Policy	Neighbourhood Plan Policy
Lewes District Local Plan Part I, Joint Core Strategy	Peacehaven and Telscombe Neighbourhood Plan Policy
Core Policy 2 (Housing Type, Mix and Density)	PT9 Housing mix
Core Policy 4 (Economic Development & Regeneration)	PT24 Providing a mix of employment opportunities PT25 Open workspace PT39 Market place and outdoor events
Core Policy 5 (The Visitor Economy)	PT26 Tourism
Core Policy 6 (Retail and Town Centres)	PT37 Peacehaven Centre
Core Policy 7 (Infrastructure)	PT20 Drainage management PT28 Digital Infrastructure
Core Policy 8 (Green Infrastructure)	PT15 Amenity and Greenspace PT19 Urban Greening PT18 Biodiversity Net Gain

Core Policy 9 (Air Quality)	PT23 Air quality
Core Policy 10 (Natural Environment and Landscape)	PT3 Landscaping PT14 Protection of greenspace PT17 Biodiversity protection
Core Policy 11 (Built and Historic Environment & Design)	PT1 High quality design PT5 sustainable design PT29 Heritage assessments PT36 Design and placemaking
Core Policy 12 (Flood Risk, Coastal Erosion & Drainage)	PT20 Drainage management
Core Policy 13 (Sustainable Travel)	PT 11 Promoting all-inclusive travel PT13 Enhancing public transport
Core Policy 14 (Renewable and Low Carbon Energy)	PT21 Renewables PT22 Net Zero
Relevant Local Plan Policy	Neighbourhood Plan Policy
Lewes District Local Plan Part 2: Site allocations and Development Management policies 2020	Neighbourhood Plan Policy
No site-specific policies relate to the Neighbourhood Plan Area	
DM8: Residential Sub Division and shared Housing	PT2 Innovation & Good Management PT6 Housing Design PT7 Adaptable Housing PT8 Low-Cost Housing
DM14: Multi-functional green space	PT14 Protection of greenspaces PT15 Amenity and greenspace
DM15: Provision for outdoor playing space	PT16 Enhancement of sports areas and play-space equipment
DM20: Pollution Management	PT4 South Downs National Park PT23 Air Quality
DM22: Water resources and water quality	PT5 Sustainable Design PT20 Drainage Management
DM24: Protection of Biodiversity and Geodiversity	PT17 Biodiversity Protection PT18 Biodiversity Net Gain PT19 Urban Greening
DM25: Design	PT1 High Quality Design PT2 Innovation & good management PT5 Sustainable design
DM27: Landscape Design	PT3 Landscaping
DM31: Advertisements	PT33 Shutters PT34 Signage
DM33: Heritage Assets	PT29 Heritage assessments
Relevant Local Plan Policy	Neighbourhood Plan Policy
South Downs Local Plan 2019	Neighbourhood Plan Policy
Core Policy SD1: Sustainable Development	There is no specific policy within the NP, all policies contribute to the conservation and enhancement of the natural and built environment.

Core Policy SD2: Ecosystems Services	PT5 Sustainable design PT21 Renewables PT22 Net Zero
27Core Policy SD3: Major Development	PT35 Masterplanning PT36 Design and Placemaking
Strategic Policy SD4: Landscape Character	PT4 Impacts on the South Downs National Park directly references South Downs National Park landscape approach.
Strategic Policy SD5: Design	PT1 High Quality Design PT36 Design and Placemaking Urban Design Codes provide a direct guide to how development in neighbourhood areas should be undertaken.
Strategic Policy SD6: Safeguarding Views	PT4 Impacts on the South Downs National Park Design codes also set out the importance of filtered views to National Park Area.
Strategic Policy SD7: Relative Tranquillity	PT12 – Enhancing accessibility to the South Downs National Park and Coastal Areas
Strategic Policy SD8: Dark Night Skies	PT4 Impacts on the South Downs National Park
Strategic Policy SD9: Biodiversity and Geodiversity	PT17 Biodiversity protection PT18 Biodiversity Net Gain
Strategic Policy SD11:Trees, Woodland and Hedgerows	PT3 Landscaping PT19 Urban Greening
Strategic Policy SD12: Historic Environment	PT29 Heritage Assessments
Strategic Policy SD15 Conservation Areas	No specific NP policy but references to the Telscombe Village Conservation area and character assessment are within the plan.
Strategic Policy SD17: Protection of the Water Environment	PT20 Drainage management
Strategic Policy SD18: The open coast	PT12 Enhancing accessibility to the South Downs National Park and Coastal Areas
Strategic Policy SD19: Transport and Accessibility	PT13 Enhancing public transport in the NP area
Strategic Policy SD20: Walking, Cycling and Equestrian Routes	PT11 Promoting All-Inclusive Travel
Strategic Policy SD23: Sustainable Tourism	PT26 Tourism
Strategic Policy SD25: Development Strategy	No specific NP Policy but individual neighbourhood design and housing are looked at within the design codes and are referenced in the NP.
Strategic Policy SD26: Supply of Homes	No specific policy but housing growth is referenced within the NP.
Strategic Policy SD27: Mix of Homes	PT9 Housing Mix
Strategic Policy SD28: Affordable Homes	No specific affordable housing policy. PT8 Low-cost housing sets out provision for low cost housing projects to be undertaken.
Strategic Policy SD29: Rural Exception Sites	No Specific policy.
Strategic Policy SD33: Gypsies and Travellers and Travelling Show people	No Specific Policy
Strategic Policy SD34: Sustaining the Local Economy	PT24 Providing for a mix of employment opportunities

Strategic Policy SD35: Employment Land	No specific policy but support given to the development of commercial space within the NP area. PT24 Providing for a mix of employment opportunities, PT25 Open Workspace PT26 Tourism
Strategic Policy SD36: Town and Village Centres	PT37 Peacehaven Centre
Strategic Policy SD43: New and existing community facilities.	PT30 Community Facilities PT31 Loss of Community Facilities PT38 Community Facilities in Peacehaven Centre
Strategic Policy SD45: Green Infrastructure	PT15 Amenity and Green Spaces PT17 Protection of biodiversity and habitats
Strategic Policy SD48: Climate Change and Sustainable Use of Resources	PT5 Sustainable Design PT10 Reusing the existing PT22 Net Zero PT23 Air Quality
Strategic Policy SD49: Flood Risk Management	No specific policy but it is referenced within the NP.
Development Management Policy SD50: Sustainable Drainage systems	PT20 Drainage management
Development Management Policy SD51: Renewable energy	PT21 Renewables
Development Management Policy SD53: Advertisements	PT34 Signage

6.0 EUROPEAN UNION OBLIGATIONS

- 6.1 The NP has been the subject of a Strategic Environmental Assessment (SEA) required by European law. A SEA Scoping Report (February 2021) was submitted to the statutory environmental bodies (Historic England, Natural England and the Environment Agency) as well as Lewes District Council, East Sussex County Council and the South Downs National Park Authority.
- 6.2 A final SEA report, together with a non-technical summary, is submitted in support of the NP.
- 6.3 Article 6 of the Habitats Directive (92/43/EEC) requires all Member States to undertake an 'appropriate assessment' of any plan or project requiring authorisation which would be likely to have a significant effect upon a European site (including Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar wetland sites; this is commonly referred to as a Habitats Regulations Assessment (HRA).
- 6.4 The nearest Sites are the Lewes Downs SAC and the Castle Hill SAC. Both of these are over 7km from the NP area and a direct impact from the policies or objectives of the NP at this distance is not expected. The only site scoped in by the Core Strategy HRA as being affected from development in Lewes District was Ashdown Forest SPA and SAC. A 7km zone of influence for recreational pressure was established around the site. This site is 30km northeast of the NP area and therefore the NP and its associated development can also be screened out of the Habitats Regulations Assessment.
- 6.5 The NNDP is considered to be compatible with EU obligations.