



**BASIC CONDITIONS STATEMENT TO THE PLUMPTON PARISH NEIGHBOURHOOD PLAN 2017-2030**



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## **Foreword**

The Localism Act 2011 and the associated Neighbourhood Planning (General) Regulations give local communities the opportunity to take direct control of certain aspects of the planning process in their areas.

Plumpton Parish Council (PPC) applied for designation of the Parish for the purposes of producing a Neighbourhood Plan in November 2013. The Parish as a whole was designated as a Neighbourhood Area by Lewes District Council (LDC) in April 2014. The Parish Council then set up the Plumpton Parish Neighbourhood Plan Steering Group (Steering Group) and this group was charged with preparing the Neighbourhood Plan that would lead development in the Parish through to 2030. The group was fully constituted and given clear terms of reference and initially comprised four parish councillors and eight residents who volunteered for this important task.

Following meetings and public consultation, the Steering Group produced an initial pre-submission plan that underwent statutory Regulation 14 consultation, ending on 26 June 2016. In short, it was determined that the draft plan could not progress unchanged as it was unlikely to meet at least one of the basic conditions, as some proposals did not accord with LDC's adopted plan (paragraph 184 of the National Planning Policy Framework states that neighbourhood plans must be in general conformity with the strategic policies of the Local Plan).

Accordingly, the Steering Group engaged with LDC to re-draft the pre-submission plan, and PPC gratefully acknowledges the contribution of Estelle Maisonnial (Neighbourhood Planning Officer, LDC) in that exercise.

The revised pre-submission plan completed its statutory Regulation 14 consultation, ending on 30 July 2017, and will now be submitted to LDC. Under regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended), a statement (a basic conditions statement) setting out how a draft neighbourhood plan meets the basic conditions must accompany the draft neighbourhood plan when it is submitted to the local planning authority. This document represents that Basic Condition Statement.

The Plumpton Parish Neighbourhood Plan (PPNP) will form a significant part of the planning process for the Parish over the plan period to 2030. The policies therein will control where new development takes place, the number (within the total allocated to the Parish by the Lewes District Council Local Plan) and types of housing and other developments, and their appearance. It will also designate areas to be retained as 'green spaces' within the Parish core. When considering planning applications, all relevant planning authorities, but especially Lewes District Council and the South Downs National Park Authority, will take full account of these policies.

**Nick Beaumont / Catherine Jackson**  
**Co-Chairs, Plumpton Parish Neighbourhood Plan Steering Group**

## 1. Introduction / Statement of Legal Tests

- 1.1 Regulation 15(1)(d) of the Neighbourhood Planning (General) Regulations (2012) requires that a proposed plan, when submitted to the local planning authorities, should include: 'a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.'

With regards to neighbourhood plans, Schedule 4B of the Town and Country Planning Act 1990 states the following:

*'(1) The examiner must consider the following –*

*(a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))*

*(b) whether the draft neighbourhood development plan complies with the provision made by or under sections 38A and 38B of this Act*

*(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and*

*(e) such other matters as may be prescribed.*

*(2) A draft neighbourhood development plan meets the basic conditions if:*

*(a) having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to make the neighbourhood development plan*

*(d) the making of the neighbourhood development plan contributes to the achievement of sustainable development*

*(e) 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)*

*(f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and*

*(g) 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*

*(6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood plan is compatible with the Convention rights).'*

- 1.2 This Basic Conditions Statement has been prepared by Plumpton Parish Council (PPC) to accompany its submission to the local planning authority, Lewes District Council (LDC), of the Plumpton Parish Neighbourhood Plan 2017-2030 (PPNP) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations).
- 1.3 The PPNP has been prepared by PPC, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Plumpton, as designated by LDC in April 2014. The PPNP relates only to the designated Plumpton Parish Neighbourhood Area, and there is no other neighbourhood plan in place in the designated Neighbourhood Area. With regard to Section 38B 1 (c) regarding whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, it is the view of the PPC and the electoral authority, LDC, that it would be unnecessary to extend the referendum beyond the Neighbourhood Area.
- 1.4 The policies described in the PPNP relate to the development and use of land in the designated Neighbourhood Area. The plan period is from adoption (assumed as 2018) to 2030, aligned to the LDC Joint Core Strategy Document of May 2016, which covers the period 2010–2030. The period is incorporated in the title of the draft PPNP, and clearly stated on the title page of that draft plan. It is accepted that, if a policy within the PPNP conflicts with any other statement or information in the LDC Joint Core Strategy Document of May 2016 plan, then the latter takes precedence.
- 1.5 The policies described in the PPNP do not relate to 'excluded development', as defined by and in accordance with, the Regulations.
- 1.6 Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The plan has been prepared with regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

1.7 Abbreviations used in this document:

- JCS Joint Core Strategy
  - LDC Lewes District Council
  - NPPF National Planning Policy Framework
  - PPC Plumpton Parish Council
  - PPNP Plumpton Parish Neighbourhood Plan
  - Regulations Neighbourhood Planning (General) Regulations 2012
  - SAR Site Assessment Report
  - SA Sustainability Appraisal
  - SDNP South Downs National Park
  - SDNPA South Downs National Park Authority
  - SEA Strategic Environment Assessment
  - SHELAA Strategic Housing and Economic Land Availability Assessment
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## 2. Compliance with the Basic Conditions

<p><b>Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.</b></p>	<p><i>(Explanatory note: With regards to national policy, the PPNP must not constrain the delivery of important national policy objectives. The National Planning Policy Framework [NPPF] is the main document setting out the government's planning policies for England and how these are expected to be applied.)</i></p>
<p><b>The 'making' of the neighbourhood plan contributes to the achievement of sustainable development.</b></p>	<p><i>(Explanatory note: On sustainable development, the PPNP must demonstrate a contribution to improvements in environmental, economic and social conditions and that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures.)</i></p>
<p><b>The 'making' of the neighbourhood 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).</b></p>	<p><i>(Explanatory note: For general conformity with strategic policies, the PPNP must uphold the general principles of statutory planning authority strategic policy. For the PPNP, that means conformity with LDC and SDNPA strategic policy. The PPNP may provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.)</i></p>
<p><b>The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations.</b></p>	<p><i>(Explanatory note: Compatibility with EU obligations means that the PPNP must be legally compliant with EU obligations, as incorporated into UK law, in order to be legally compliant. In practice, there are four directives that may be of particular relevance to neighbourhood planning:</i></p> <ul style="list-style-type: none"> <li><i>• Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating <a href="#">environmental considerations</a> into the process of preparing plans and programmes. It may be of relevance to neighbourhood plans.</i></li> <li><i>• Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). <a href="#">Environmental Impact Assessment</a> is a procedure to be followed for certain types of proposed development to ensure that decisions</i></li> </ul>

	<p>are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision-making procedures. It may be of relevance to Neighbourhood Development Orders.</p> <ul style="list-style-type: none"> <li>• Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, and</li> <li>• Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives, respectively). These aim to protect and improve Europe's most important habitats and species.)</li> </ul>
<p><b>Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</b></p>	<p><i>(Explanatory note: The prescribed conditions are defined by Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and set out that the PPNP must not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &amp;c.) Regulations 2007) (either alone or in combination with other plans or projects).)</i></p>

**2.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan.**

In the view of PPC, The PPNP is considered to meet this condition.

The PPNP has been developed in partnership with LDC as the lead statutory authority for the area covered by that plan. At each stage, the plan has been constructed with reference to the NPPF and national planning policy guidance as laid out in the Regulations.

NPPF paragraphs 183–185 are of particular relevance to neighbourhood planning. They set out how neighbourhood plans should be prepared and what they should facilitate. Importantly, paragraph 183 explains that ‘neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need’.



As required by the NPPF, the plan includes a vision statement that has been subject to both community consultation and alignment to LDC core policy, and drives the policies contained in the remainder of the PPNP. That vision statement and associated policies have been guided by the detailed principles and provisions of the NPPF.

## 2.2 **The 'making' of the neighbourhood plan contributes to the achievement of sustainable development.**

In the view of PPC, The PPNP is considered to meet this condition.

The plan vision statement and associated policies have been guided by the detailed principles and provisions of the NPPF; achieving sustainable development is the key unifying principle underpinning the NPPF, and the requirement for a presumption in favour of sustainable development is laid out in paragraphs 11–16. The application of this presumption to neighbourhood plans is particularised in paragraph 16.

Paragraph 16 sets out that neighbourhood planners should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; the PPNP addresses this critical consideration through alignment to the LDC Joint Core Strategy.

In addition, development of the plan assessed the potential development sites against the key NPPF sustainability dimensions of a contribution to improvements in environmental, economic and social conditions, and consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset.

## Table of sustainability

Sustainability Attributes Key:

Symbol	Meaning
+	Likely positive effect
0	No effect likely/neutral effect
-	Likely negative effect

PPNP Policy	Social	Economic	Environmental
Policy 1: Spatial plan for the parish	+	+	+
Policy 2: New-build environment and design	+	0	+
Policy 3: Provision of adequate parking	+	0	0
Policy 4: Landscape and biodiversity	+	0	+
Policy 5: Sustainable drainage and wastewater management	+	0	+
Policy 6: New housing	+	+	+

Policy 7: Local employment	+	+	+
Policy 8: Plumpton village centre	+	+	0
Policy 9: Plumpton College	+	+	0
Policy 10: Plumpton Racecourse	+	+	0
Policy 11: Community facilities	+	+	+
Policy 12: Local green spaces and open spaces	+	0	+

**2.3 The 'making' of the neighbourhood 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).**

In the view of PPC, the PPNP is considered to meet this condition.

The parish lies within LDC and the SDNPA, in the county of East Sussex. There are therefore two planning authorities in the parish, but these have worked together to create the JCS Part 1 document in May 2016, adopted by LDC in that month, and by the SDNPA in June 2016.

The SDNPA is currently preparing a Local Plan for the entire National Park, which will replace the JCS in areas within the National Park when it is adopted (estimated adoption July 2018). LDC is currently preparing its Local Plan Part 2: Site Allocations and Development Management DPD.

It should be noted that, in the modern planning era, new development has been concentrated in Plumpton Green, and so many residences within the parish lie outside of the SDNPA jurisdiction. The PPNP continues this approach, so new development is directed outside of the national park (but with due regard for the visual and other impacts on the park).

The PPNP has been closely aligned with the JCS Part 1, significantly aided by the contribution of the LDC Neighbourhood Planning Officer assigned to Plumpton. In particular, the PPNP contains no known exceptions to the JCS Part 1.

The PPNP deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents, the NPPF and the policies of the JCS will continue to be used.

The NPPF published by the Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The PPNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are considered especially relevant to the PPNP:

- Supporting a prosperous rural economy (paragraph 28)
- Good design (paragraph 58)
- Protecting healthy communities (paragraph 70)
- Protecting local green spaces (paragraph 76)
- Conserving and enhancing the natural environment (paragraph 109)
- Conserving and enhancing the historic environment (paragraph 126)
- Neighbourhood planning (paragraph 185).

Achieving sustainable development is the key unifying principle underpinning the NPPF, and the requirement for a presumption in favour of sustainable development is laid out in paragraphs 11–16 of the NPPF. Local Plans must conform to the NPPF and therefore themselves will contribute to the achievement of sustainable development. General conformity of the PPNP to the prevailing strategic policies of LDC and SDNPA will therefore ensure continuity of the principle of sustainable development.

The local planning and policy framework for Plumpton is primarily the JCS, which sets out the strategic policy context for the Lewes District until 2030. This includes the parts of the district, and therefore of the parish, both within and outside the South Down National Park. It was adopted by LDC on 11 May 2016 and the SDNPA on the 23 June 2016. It therefore forms the local planning policy with which the Neighbourhood Plan must be in general conformity. While the 2003 Lewes District Local Plan has been superseded, some of the 'saved' policies of the 2003 Lewes District Local Plan have been retained through the JCS, and so are still also part of the development plan.

PPC identified the following JCS core policies as being of particular significance in shaping the PPNP:

- Core Policy 1: Affordable Housing. This policy sets a district-wide target for the on-site provision of 40% affordable housing on developments of 11 or more dwellings
- Core Policy 2: Housing Type, Mix and Density. This policy sets a policy framework for new development to provide an appropriate and flexible range of dwelling types, mix and density
- Core Policy 4: Encouraging Economic Development and Regeneration. This policy looks to stimulate and maintain the local economy through focusing retail and services around hubs and safeguarding existing employment
- Core Policy 6: Retail and Sustainable Town and Local Centres. This policy aims to retain a range of retail, employment, leisure, cultural and community uses and to maintain focused centres of these shops and services, in order to maintain their vitality and viability. The policy also supports and retains local shops in areas not identified in the retail hierarchy
- Core Policy 8: Green Infrastructure. This policy promotes the creation of increased green infrastructure by looking at how to deliver a network linking green corridors and green spaces for the use of the community.

LDC undertook a review of its 2003 Local Plan 'saved' policies to determine their consistency with the NPPF. Following the adoption of the JCS, a number of the 'saved' policies have been retained via the JCS. The retained policies within the JCS relevant to the PPNP are:

- Policy ST3/4: Design, Form and Setting of Development. This policy sets out development criteria for new development
- Policy RES8: Replacement Dwelling in the Countryside. Outside the planning boundary, replacement dwellings are only permitted when the replacement dwelling is similar to the original
- Policy RES10: Exception Sites. Principles are set out for affordable housing exception sites that may be granted outside the planning boundary.
- RES19: Provision of Outdoor Playing Space. In areas where provision is deficient, residential development is required to contribute towards outdoor sports and/or children's outdoor play spaces
- Policy CT1: Planning Boundary and Key Countryside Policy. This policy aims to resist development outside existing planning boundaries unless it meets certain criteria. Plumpton Green is the only settlement in the parish that has a planning boundary

- Policy H2: Listed Buildings. This policy resists development proposals that would adversely affect the architectural and historic character of listed buildings
- Policy RE1: Provision of Sport, Recreation and Play. This policy sets minimum standards for the provision of outdoor public and private playing spaces.

In addition to the JCS, the following are regarded as the key planning documents that are also relevant to the PPNP, either immediately or during its coverage period:

- The Emerging South Downs Local Plan - The SDNPA is currently preparing a Local Plan for the entire National Park, which will replace the JCS in areas within the National Park when it is adopted (estimated adoption July 2018)
- The Emerging Sites Allocation and Development Management Policies (Local Plan Part 2) - LDC is currently preparing the Local Plan Part 2: Site Allocations and Development Management Policies. It will constitute the second part of the Lewes District Local Plan, covering the area outside the South Downs National Park. Once adopted, it will replace the retained policies of the 2003 Lewes District Local Plan
- East Sussex Local Transport Plan 2011–2026, and East Sussex Local Transport Plan Implementation Plan 2016–2021
- ESCC planning guidance re parking for residential and non-residential development, as found at [www.eastsussex.gov.uk/environment/planning/applications/developmentcontrol/tdc-planning-apps/](http://www.eastsussex.gov.uk/environment/planning/applications/developmentcontrol/tdc-planning-apps/)

It should be mentioned that the evidence base for the JCS and its policies have been influential in the preparation and development of the PPNP, even before the plan was adopted in May 2016. This is important in ensuring that the PPNP is consistent with the strategic policies for the district at the point at which it is adopted for the entire plan period. This also reflects the planning hierarchy that means that the PPNP sits within the context of the Local Plan, and the Local Plan reflects the framework of national policies.

General conformity of the PPNP policies to the NPPF and local plan is set out in the following table.

**Table of conformity**

PPNP policy	NPPF conformity	JCS – Local Plan Part 1 conformity	Narrative and evidence
<p>Policy 1: Spatial plan for the parish</p>	<p>The presumption in favour of sustainable development: 14, 15, 16</p> <p>Core planning principles: 17</p> <p>Promoting sustainable transport: 30</p> <p>Requiring good design: 58</p> <p>Conserving and enhancing the natural environment: 109</p>	<p>SP1 Provision of housing and employment land</p> <p>SP2 Distribution of housing</p> <p>CT1 Planning boundary and key countryside policy</p>	<p>The JCS SP1 identifies that Plumpton Parish comprises two settlements: the hamlet of Plumpton and the service village of Plumpton Green. The latter is designated as the development area for the parish, and the PPNP conforms to that. Further evidence can be found in <i>A Historic Landscape Characterisation of Plumpton Green, East Sussex (2016)</i>. The JCS SP2 allocates a minimum of 50 net additional units to Plumpton Green, and the PPNP allocates sites to deliver that during the plan period.</p> <p>The JCS saved policy CT1 sets out that development will be contained within the planning boundary, but provides sufficient exception conditions (including agricultural development) to ensure that paragraph 14 of the NPPF is not compromised. The PPNP conforms to that.</p> <p>In line with NPPF paragraphs 14, 15, 16 and especially 17, bullet point 1, delivery is directed to sites that are the most sustainable, as evidenced by the <i>PPNP Sustainability Appraisal (incorporating Strategic Environment Assessment) (2017)</i> and <i>PPNP Site Assessment Report (2017)</i>, and, most importantly, contribute to the preservation of the</p>

			village character in line with NPPF 58, bullet point 2 and 3, and NPPF 109 bullet point 1.
Policy 2: New-build environment and design	<p>Chapter 7 Requiring good design</p> <p>Conserving and enhancing the natural environment: 109 (bullet point 1)</p>	<p>(CP 2 and CP11) ST3 Design, form and setting of development</p> <p>(CP2 and CP11) ST4 Backland and tandem development</p> <p>(CP11) RES8 Replacement dwellings in the countryside</p> <p>(CP1) RES10 Affordable homes exception sites</p> <p>(CP11) H2 Listed buildings</p> <p>(CP8 and CP11) ST11 Landscaping of development</p> <p>CP10 Natural environment and landscape character</p>	<p>The policy builds on Chapter 7 of the NNPF and draws focus to key elements of ST3, ST1, RES8, RES10, H2 and CP10 that were important to residents, as evidenced by the consultation exercises (<i>PPNP Community Evidence (2016)</i>).</p> <p>The policy is supported by a published Design Statement (<i>PPNP Design Statement (2016)</i>) that reflects that there is no singular vernacular style in either of the two settlements that make up the parish, and also acknowledges that part of the parish falls within the SDNPA, where tighter controls apply.</p> <p>Policy CP8 Green Infrastructure also encourages a network of green spaces to improve the green infrastructure in the district.</p> <p>The policy is not so prescriptive as to preclude the provisions of NPPF paragraphs 60 and 63.</p>



		CP8 Green infrastructure	
Policy 3: Provision of adequate parking	Promoting sustainable transport: 39	CP13 Sustainable travel	This policy simply draws attention to the need for the PPC to consider the requirement for adequate parking when considering development proposals. It is included as this was a topic of concern identified by residents in the consultation exercises as evidenced in <i>PPNP Community Evidence</i> (2016).
Policy 4: Landscape and biodiversity	Conserving and enhancing the natural environment: 109 (bullet points 1-3 inclusive)	CP10 Natural environment and landscape character  CP8 Green infrastructure  ST3 Design, form and setting of development  ST11 Landscaping of development	This policy is compliant with NPPF paragraph 109 (bullet points 1-3 inclusive) and CP10 of the JCS (especially point 1, bullet points 1 and 2).  It also reflects CP8 point 4, ST3 point (a), and also ST11.  Evidence for the requirement can be found in <i>PPNP Community Evidence</i> (2016), and further support in <i>Evidence Report from the Landscape and Biodiversity Topic Group for the Plumpton Parish Neighbourhood Plan</i> (2017).
Policy 5: Sustainable drainage and wastewater management	Meeting the challenge of climate change, flooding and coastal change: 100, 103	CP12 Flood risk, coastal erosion, sustainable drainage and slope stability	This policy simply draws attention to the need for the PPC to consider the requirement for sustainability in drainage and wastewater management, as set out in various NPPF paragraphs and detailed in CP12 of the JCS (especially points 1, 2, 3 and 5). It is included as this was a topic of concern identified by residents in

			the consultation exercises, as evidenced by <i>PPNP Community Evidence (2016)</i> .
Policy 6: New housing	<p>Housing: 159</p> <p>Neighbourhood plans: 183–185 inclusive</p> <p>Delivering a wide choice of high quality homes: 47</p>	<p>CP2 Housing type, mix and density</p> <p>CP1 Affordable housing</p> <p>ST11 Landscape of development</p> <p>CP13 Sustainable travel of the JCS</p>	<p>This policy is primarily aligned to Core Policy 2 (especially points 1–3 inclusive) of the JCS. It also reflects Core Policy 2 of the JCS, which represents paragraph 159 of the NPPF, and the intention of paragraphs 183–185, which address the use of neighbourhood plans to represent local views on directing sustainable development.</p> <p>In addition, the policy complies with core policy 1 in respect of affordable housing, which aligns to NPPF paragraph 47.</p> <p>The policy also draws attention to retained policy ST11, and CP13 of the JCS (especially point 1).</p> <p>Evidence includes the consultation exercises recorded in <i>PPNP Community Evidence (2016)</i>, and supported by <i>PPNP Sustainability Appraisal (incorporating Strategic Environment Assessment (2016))</i>, and the <i>PPNP Site Assessment Report</i>.</p>
Policy 7: Local employment	Supporting a prosperous rural economy: 28 (bullet point 4)	SP1 Provision of housing and employment land	The policy also complies with retained policy SP1, although that policy allocates no provision for increased employment in Plumpton

			The evidence base includes the <i>PPNP Community Evidence (2016)</i> and <i>PPNP Business and Employment Topic Group Report (2015)</i> .
Policy 8: Plumpton village centre	Ensuring the vitality of town centres: 26, 27	CP6 Retail and town centre	This policy complies with CP6 (especially 'Local Centres') of the JCS, which aligns to paragraphs 26 and 27 of the NPPF.  Key supporting evidence is provided by 'PPNP Community Evidence (2016)'.  
Policy 9: Plumpton College	Supporting a prosperous rural economy: 28	CP5 Visitors economy  CP7 Infrastructure	This policy reflects the importance of Plumpton College as both a key local employer and landowner, but also its impact on the visitor economy. It conforms to CP5 and CP7 (especially points 1 and 2) of the JCS, and to paragraph 28 of the NPPF.  The policy also addresses the SDNPA concerns about maintaining the site (which includes a listed building).  The policy is supported by <i>PPNP Community Evidence (2016)</i> , and <i>Responses to Regulation 14 consultation (2016)</i> (especially the response from the SDNPA).
Policy 10: Plumpton Racecourse	Supporting a prosperous rural economy: 28	CP4 Encouraging economic development and regeneration	This policy reflects the importance of Plumpton Racecourse as both a key local employer and landowner, but also its impact on the visitor economy. It confirms to CP4 of the JCS (especially

		CP5 Visitors economy  CP7 Infrastructure	point 2), in addition to CP5 and CP7 (especially points 1 and 2) of the JCS, and to paragraph 28 of the NPPF.  The policy is supported by <i>PPNP Community Evidence</i> (2016).
Policy 11: Community facilities	Core planning principles: 17  Promoting healthy communities: 70	CP7 Infrastructure	This policy conforms to CP7 of the JCS, and to the principles of NPPF paragraph 17 and paragraph 70.  The policy is supported by <i>PPNP Community Evidence</i> (2016).
Policy 12: Local green spaces and open spaces	Promoting healthy communities: 76–78	RES19 Provision of outdoor playing space  RE2 Existing recreational open space	This policy conforms to retained policies RES19 and RE2, which align to paragraphs 76–78 of the NPPF.  The policy is supported by <i>PPNP Community Evidence</i> (2016), and <i>PPNP Local Green Spaces and Infrastructure</i> (2017).

In addition to aligning the PPNP policies to the prevailing local plan, the following table provides the reverse reconciliation of the local plan to the neighbourhood plan, in order to indicate and explain where the PPNP does not contain specific content aligned to policies within the local plan.

JCS Part 1 Policy	PPNP alignment	Narrative
Spatial Policy 1 (Provision of housing and employment land)	PPNP Policy 1 PPNP Policy 7	
Spatial Policy 2 (Distribution of housing)	PPNP Policy 6–6.4 inclusive	
Spatial Policy 3 (North Street and Eastgate area)	None	Not applicable as this policy relates to a specific development outside of the parish.
Spatial Policy 4 (Old Malling Farm)	None	Not applicable as this policy relates to a specific development outside of the parish.
Spatial Policy 5 (Land at Greenhill Way)	None	Not applicable as this policy relates to a specific development outside of the parish.
Spatial Policy 6 (Land north of Bishops Lane)	None	Not applicable as this policy relates to a specific development outside of the parish.
Spatial Policy 7 (Land at Harbour Heights)	None	Not applicable as this policy relates to a specific development outside of the parish.
Spatial Policy 8 (Lower Hoddern Farm)	None	Not applicable as this policy relates to a specific development outside of the parish.

Core Policy 1 (Affordable Housing), including retained policy:  RES10	PPNP Policy 2  PPNP Policy 6	
Core Policy 2 (Housing Type, Mix and Density) including retained policies:  ST3, ST4	PPNP Policy 2  PPNP Policy 4  PPNP Policy 6	
Core Policy 3 (Gypsy and Traveller Accommodation)	None	The PPNP makes no reference to this topic and defers to the JCS in that respect.
Core Policy 4 (Economic Development and Regeneration)	PPNP Policy 10	
Core Policy 5 (The Visitor Economy) including retained policies:  E14, E15, E17	PPNP Policy 9  PPNP Policy 10	
Core Policy 6 (Retail and Town Centres) including retained policy:  ST3	PPNP Policy 2  PPNP Policy 4  PPNP Policy 8	

Core Policy 7 (Infrastructure)	PPNP Policy 3 PPNP Policy 9 PPNP Policy 10 PPNP Policy 11	
Core Policy 8 (Green Infrastructure) including retained policies:  ST3, ST11, RES19, RE1, RE6, RE7	PPNP Policy 2 PPNP Policy 4 PPNP Policy 6 PPNP Policy 12	
Core Policy 9 (Air Quality) including retained policy:  ST30	None	The PPNP makes no reference to this topic and defers to the JCS in that respect.
Core Policy 10 (Natural Environment and Landscape) including retained policies:  CT5, CT1, RE8	PPNP Policy 1 PPNP Policy 2 PPNP Policy 4	
Core Policy 11 (Built and Historic Environment and High-Quality Design) including retained policies:  ST3, ST4, ST11, ST20, ST21, ST25, ST29, RES8, RES13, RES14, RES18, H2, H3, H4, H5, H7, H12, H13, H14, RE8	PPNP Policy 2	

Core Policy 12 (Flood Risk, Coastal Erosion & Drainage)	PPNP Policy 5	
Core Policy 13 (Sustainable Travel) including retained policies:  ST5, ST6, T3, T4, T16	PPNP Policy 3  PPNP Policy 6	
Core Policy 14 (Renewable and Low Carbon Energy) including retained policies:  ST14, ST20, ST21	None	While this was a key sustainability objective of PPC, it was felt that any local policy would not add appreciably to those contained in the JCS, and on that basis, it was decided not to include a specific policy in the PPNP.

**2.4 The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations.**

In the view of PPC, The PPNP is considered to meet this condition.

To ensure that the Plumpton Parish Neighbourhood Plan meets this requirement, the PPC requested a screening opinion from LDC in respect of the need for PPC to prepare:

- A Strategic Environment Assessment (SEA) under the EU directives 2001/42/EC
- A Habitat Regulations Assessment (HRA) under the EU directive 92/43/EEC and directive 2009/147/EC.

LDC’s screening opinion concluded that the PPNP requires an SEA, given that the contents of the plan may lead to environmental impacts. However, it was concluded that there would be no likely significant effect to any site protected by the Birds and Habitat Directives as a consequence of the policies in the plan. As a result, no further work was required on the HRA to meet the requirements.

An SEA scoping report was published for a five-week consultation period starting in June 2015. Since then, a Sustainability Appraisal (SA) Report (incorporating an SEA) has been prepared to inform the Neighbourhood Plan. The



SA considers the social, economic and environmental impacts of the policy options and policies contained in the draft Neighbourhood Plan, and it was concluded that there would be no significant negative environmental effects caused by the plan.

The SA (incorporating the SEA) was published alongside the pre-submission plan for the six-week statutory consultation, also known as the Regulation 14 period, and includes (as Appendix 3) the Lewes District Council Plumpton Neighbourhood Development Plan Habitat Regulations Assessment Screening Opinion (17th March 2015).

**2.5 Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.**

In the view of PPC, the PPNP is considered to meet this condition.

The prescribed conditions are defined by Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) and essentially set out that the PPNP must not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

### **3. Conclusions**

3.1 It is considered that the PPNP meets the legal tests and basic conditions.

3.2 The policies in the PPNP are aligned to various paragraphs of the NPPF.

3.3 PPC has identified no policies in this Neighbourhood Plan that are incompatible with the NPPF or other aspects of national planning regulations. The policies in the PPNP are important for giving local effect to the delivery of NPPF policies in Plumpton.

- 3.4 The policies in the PPNP are aligned to the local plan as provided primarily by the JCS adopted by the two statutory planning authorities covering the area of the PPNP.
- 3.5 No policies within the PPNP are regarded as non-compliant with the JCS.
- 3.6 Where there are policies in the JCS that are not directly referenced in the PPNP, the reason is provided.