



Mr David Bleach  
Fernhurst Parish Council  
Glebe Road  
Fernhurst  
GU27 3EH

28 April 2014

**Fernhurst Neighbourhood Development Plan: Receipt of Plan Proposal (Regulation 15 of the Neighbourhood Planning (General) Regulations 2012)**

**Submission of Neighbourhood Development Plan for independent examination**

Dear Mr Bleach,

Thank you for submitting the Fernhurst Neighbourhood Development Plan to South Downs National Park Authority on 25 April 2014.

As you will be aware, there is no requirement for the Local Planning Authority to formally assess the Plan against the Basic Conditions for neighbourhood plans at the point of submission. However, the Local Planning Authority is required to undertake a number of procedural checks at this time. This letter sets out these checks and explains how the submission of the Fernhurst neighbourhood plan has met the statutory requirements.

Please find in **Appendix I** acknowledgement of all the documents received as part of this submission. I would like to kindly ask that you check this list in case of any errors. We will, in due course, provide this suite of documents to the appointed neighbourhood plan examiner.

I would like to take this opportunity to confirm the intended publicity period for the Plan. This is scheduled to run from Friday 2 May to Friday 13 June 2014 (23:59 hours). It will be the Local Planning Authority's responsibility to arrange publicity for the consultation and notify interested parties. We will contact you during the week to discuss methods of raising awareness of the consultation within the parish.

Responses during the publicity period will be collated using the Authority's consultation software. This follows its recent successful application for the South Downs National Park: Options Consultation Document. A public notice advertising the consultation event will be booked in the local press (Midhurst and Petworth Observer).

Yours Sincerely,

**ANDREW TRIGGS**

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## SUBMISSION CHECKLIST

<p>Neighbourhood Planning (General) Regulations 2012. Regulation 15 requirements:-  <i>A qualifying body is required to submit</i></p> <ul style="list-style-type: none"> <li>(a) <i>A map or statement which identifies the area to which the proposed neighbourhood development plan relates;</i></li> <li>(b) <i>A consultation statement;</i></li> <li>(c) <i>The proposed neighbourhood development plan;</i></li> <li>(d) <i>A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.</i></li> </ul>	<p>All of these documents have been received. Therefore, this requirement has been met. The full list of documents received by South Downs National Park Authority is set out in <b>Appendix I</b>.</p>
<p>Regulation 15 defines a consultation statement as a document which-</p> <ul style="list-style-type: none"> <li>(a) <i>Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;</i></li> <li>(b) <i>Explains how they were consulted;</i></li> <li>(c) <i>Summarises the main issues and concerns raised by the persons consulted; and</i></li> <li>(d) <i>Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.</i></li> </ul>	<p>The consultation statement has undertaken these tasks. The requirement is therefore considered to have been met.</p>
<p>The Conservation of Habitats and Species Regulations 2010 as amended by Schedule 2 of the Neighbourhood Planning (General Regulations) 2012. i.e Regs 102 and 102A, Assessment of implications for European site: neighbourhood development plan</p> <p><i>A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 102 or to enable them to determine whether that assessment is required.</i></p>	<p>The Local Planning Authority has screened the plan against likely significant effects on European sites or European offshore marine sites. It is considered that a Habitats Regulations Assessment is not required. The qualifying body has also submitted a full Sustainability Appraisal on the advice of the LPA.</p>
<p>Statutory requirements relating to the submission are set out in paragraphs 5 and 6 of Schedule 4B of the Town and Country Planning Act 1990 (as amended):</p> <p>Para. 5</p> <ul style="list-style-type: none"> <li>• <i>Assessment of whether the plan is a repeat proposal</i></li> </ul> <p>Para. 6</p> <ul style="list-style-type: none"> <li>• <i>Whether the qualifying body is authorised for the purposes of the neighbourhood development plan to act in relation to the neighbourhood area concerned</i></li> <li>• <i>Whether the proposal and accompanying documents comply with the rules for</i></li> </ul>	<p>This circumstance does not apply.</p> <p>Fernhurst Parish Council is an eligible body to prepare a neighbourhood development plan.</p> <p>The Parish Council has complied with the rules relating to the submission of a plan proposal.</p>

<p><i>submission</i></p> <ul style="list-style-type: none"> <li>• <i>Meets the definition of a “neighbourhood development plan” – a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan</i></li> <li>• <i>Meets the scope of neighbourhood plan provisions – i.e. specifies the period for which it is to have effect, does not include provision about development that is ‘excluded development’ (as set out in section 61K of the 1990 TCPA Act) and does not relate to more than one neighbourhood area</i></li> <li>• <i>Whether the parish council has undertaken the correct procedures in relation to consultation and publicity. Regulations may make provision as to the requirements that must be complied with before proposals for a neighbourhood development plan may be submitted to a local planning authority</i></li> </ul>	<p>The plan is for a designated neighbourhood area within the area of the Local Planning Authority.</p> <p>The plan contains a suite of planning policies relating to the development and use of land in the parish of Fernhurst.</p> <p>The plan period is set out in the first paragraph of the neighbourhood plan, i.e. 2013 to 2028. The plan does not deal with excluded development – para. 1.24 provides clarity on this point. The policies only relate to the designated neighbourhood area.</p> <p>Regulations 5 and 14 of the Neighbourhood Planning (General) Regulations are considered to be relevant in this regard. It is considered these requirements have been met.</p>
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## **Appendix I – List of documents received by South Downs National Park Authority at submission**

### **Fernhurst Neighbourhood Development Plan**

#### **Core Documents**

- Neighbourhood Plan – Submission Version, April 2014 including map identifying the area to which the proposed neighbourhood development plan relates
- Basic Conditions Statement, April 2014
- Consultation Statement, April 2014
- Sustainability Appraisal of the Neighbourhood Plan, April 2014
- Sustainability Appraisal – Draft Scoping Report, January 2014
- Sustainability Appraisal – Scoping Report, March 2014

#### **Supporting documents / evidence base**

- National Planning Policy Framework (2012), Department for Communities and Local Government
- English National Parks and the Broads: UK Government Vision and Circular (2010), Department for Environment, Food and Rural Affairs
- South Downs National Park Partnership Management Plan (2014), South Downs National Park Authority
- Chichester District Local Plan (First Review) (1999), Chichester District Council
- Interim Statement on planning for Affordable Housing (2007), Chichester District Council
- Fernhurst Village Design Statement (1999), residents of Fernhurst
- Guidance Notes for the reduction of Light Pollution (2000), Institute of Lighting Engineers
- Integrated Landscape Character Assessment (updated) (2011), Land Use Consultants for South Downs National Park Authority
- Coastal West Sussex Strategic Housing Market Assessment (2012), GL Hearne for Adur District Council, Arun District Council, Chichester District Council, Worthing Borough Council and South Downs National Park Authority
- Coastal West Sussex Strategic Housing Market Assessment – Chichester summary (2012), GL Hearne for Adur District Council, Arun District Council, Chichester District Council, Worthing Borough Council and South Downs National Park Authority
- Housing Allocation Scheme (2013) – Chichester District Council
- Strategic Housing Land Availability Assessment (2010), Chichester District Council
- Syngenta Site, Fernhurst – Viability Assessment (2013), Peter Brett Associates for Fernhurst Neighbourhood Plan Steering Group
- Landscape and Visual Impact Assessment (2014), Furse Landscape Architects for Fernhurst Neighbourhood Plan Steering Group
- Settlement Hierarchy Study (2013), South Downs National Park Authority
- Fernhurst Conservation Area Character Appraisal (2000), Chichester District Council
- Former Syngenta Site: Alternative Uses Assessment (2012), Savills
- Advice Note: Syngenta Site, Fernhurst (2012), South Downs National Park Authority
- Consultation Development Brief: Syngenta Site, Fernhurst (2011), South Downs National Park Authority and Chichester District Council
- Hurstfold Industrial Estate – Summary Schedule of Tenants Occupation and Business service (2013), Claud Waterer for John Forsyth
- Pre-Submission Review of Fernhurst Neighbourhood Plan (2013), Mediation and Planning Services for South Downs National Park Authority
- Rural community profile for Fernhurst (Parish) (2013), Action in Rural Sussex

- Fernhurst Neighbourhood Plan – draft for informal consultation (Regulation 14 document) (2013), Fernhurst Parish Council
- Fernhurst Neighbourhood Plan – draft for informal consultation (Regulation 14 document) – Appendices (2013), Fernhurst Parish Council
- Fernhurst Neighbourhood Plan – Questionnaire (2012), Fernhurst Neighbourhood Plan Steering Group
- Fernhurst Neighbourhood Plan – Questionnaire, Analysis of Results (2012), Fernhurst Neighbourhood Plan Steering Group
- Fernhurst Neighbourhood Plan – Questionnaire, Results Presentation (2012), Fernhurst Neighbourhood Plan Steering Group
- Fernhurst Neighbourhood Plan – Questionnaire, Results Over 65s (2012), Fernhurst Neighbourhood Plan Steering Group
- Notification of designation of neighbourhood area – letter to Fernhurst Parish Council (2012), South Downs National Park Authority
- Map showing designated area (2012), South Downs National Park Authority
- Application for designation of a neighbourhood area – letter to South Downs National Park Authority (2012), Fernhurst Parish Council
- Map showing proposed neighbourhood area (2012), Fernhurst Parish Council
- Application for Front Runner status to deliver a Neighbourhood Plan for Fernhurst (2011), South Downs National Park Authority and Fernhurst Parish Council
- Meeting notes and other presentations can be viewed via the Fernhurst Parish Council website: <http://www.fernhurstpc.co.uk>