

Fernhurst Neighbourhood Plan Consultation Statement



January 2014

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1 CONSULTATION PROCESS

Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Fernhurst Neighbourhood Plan (FNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the FNP are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved community groups over approximately 18 months, as well as surveys, public meetings and events. This has been overseen and coordinated by the FNP Steering Group which was formed to oversee the work of the respective Working Groups. Views and interactions from this process from this evidence base led to the Vision and Objectives in Section 3 of the FNP, and subsequently therefore form the basis for the key policies set out in Sections 4 to 13 of the FNP.

Organisational structure of the FNP

- 1.4 The FNP has been prepared after extensive community involvement and engagement. The FNP Steering Group has reflected the views of the community of the need for well-designed development principally to address local needs, along with the provision of community infrastructure.
- 1.5 The initial structure was a small Steering Group overseeing the work of several Working Groups. The Working Groups were set up to address the issues raised by the community at the initial launch event for the Neighbourhood Plan in April 2012. The Steering Group initially comprised parish councillors, James Cottam and Nicki Braithwaite, and former parish councillor, John Self. By December 2012 the Neighbourhood Plan process had reached a stage where there were a small number of significant outstanding issues that needed to be resolved – principally around housing and site allocations. Other members of the community involved on the Working Groups were therefore invited to join the Steering Group. These were Graham Inns, Ralph Carver, Iain Brown and Michael Hydon.
- 1.6 The Steering Group met, on average, every two months throughout the process. The first meeting of the 'enlarged' Steering Group was 17th December 2012. Steering Group meeting minutes were a matter of public record and were published on the Fernhurst Parish Council website (<http://www.fernhurstpc.co.uk/>).
- 1.7 The individual Working Groups covered a wide range of topics. The Groups consisted of members of the community, business and landowners and parish councillors. They met regularly throughout the process and notes of their meetings are shown on the Fernhurst Parish Council website under 'Neighbourhood Plan' (<http://www.fernhurstpc.co.uk/>).

1.8 The list of Working Groups, names of the participants and their lead members are shown below.

1. HOUSING NEED			
Nicki Braithwaite (lead)	Rosemary Foster	Gill Kellett	Derek Scott
Alex Watt	Helen Pezier	Aphra Peard	David Lawes
2. LANDSCAPE AND ENVIRONMENT			
Iain Brown (lead)	David Bishop	Manu Pezier	Andrew Kettle
Aphra Peard	Derek Scott	Richard Ranft	John Sanderson
Alex Watt	Hilary Hayward	Dave Gibbon	
3. OLDER PEOPLE			
Michael Hydon (lead)	Judith Foster	Sandy Livingstone	Penny Self
John Self	Richard Chapman	John Bounds	Sally Sweet
4. SYNGENTA			
James Cottam (lead)	Shamu Sul (Comer Homes)	Anthony Davies	Derek Scott
John Cooper	Frances Carver	Keith Watson (Aspinal)	Caroline Mason (Savills, representing Comer Homes)
Noel Tonkin	John Self	Iain Burton (Aspinal)	
5. EMPLOYMENT			
Geoff Walls (lead)	Peter Innes-Ker	Andy Miller	Philip Jackson
Ralph Carver			
6. YOUTH ISSUES			
John Smith (lead)	John Sanderson	Peter Hudson	Graham Inns
Lissy Kettle	Sue Gibbon	Sue Ogilvy	
7. TRANSPORT			
Heather Bicknell (lead)	Richard Chapman	Peter Monger	Elaine Ewing
Graham Inns	Laurence Corps	Andrew Archer	
8. HEALTH AND OTHER SERVICES			
Maureen Timms (lead)	John Siebert	Elizabeth Tyler	Laurence Corps
Norman Rogers	Hilary Hayward	Mary Oddi	Louise Buchanan
9. SOCIAL COHESION			
Peter Hudson (lead)	Louise Buchanan	Graham Inns	Gill Kellett
10. HURSTFOLD			
John Self (lead)	John Gauntlett	Bruce Kilbey	Nick Johns
Anthony Davies	Lesley Freeman	Noel Tonkin	John Forsyth (Hurstfold owner)
Richard Knappett	Frank Taylor (representing John Forsyth)		
11. LEISURE AND SPORT			
Keith Harding (lead)			

Public events and consultation activities

- 1.9 The Neighbourhood Plan was launched with a public event held in the Village Hall on 3rd April 2012. This was advertised on posters around the village and in the Fernhurst News. In addition, the businesses, landowners and special interest groups were written to, asking them to attend and to give their views. This letter is shown in Appendix A. The list of consultees is the same as those non-statutory consultees written to at the Pre-Submission Consultation stage and is shown in Appendix C.
- 1.10 Over 100 people attended the event which explained what a Neighbourhood Plan was and what it may be able to achieve. At the end of the event, people were asked to show whether they thought a Neighbourhood Plan was a good idea and there was strong agreement from the attendees that it should proceed.
- 1.11 At the launch event, the community identified what it considered to be key issues for the FNP to address. This then resulted in the formulation of the Working Groups to address these issues. Members of the community and business owners were invited to join the Working Groups. Residents were given the opportunity to join a group of their choice at the launch event and businesses were written to, explaining about the Neighbourhood Plan process and inviting them to join any Working Group if they so wished. In total, 65 businesses were written to.
- 1.12 In order to ascertain whether these were the right issues and whether the emerging findings were reflecting the views of the community, it undertook a range of consultation exercises:
- On 22nd May 2012, a public event was held in the Village Hall where each of the Working Groups summarised their progress to date and the issues they had identified. The community were then able to engage with Working Group members and provide comments and inputs on these matters. This event was attended by nearly 100 people.
 - A Community Survey was produced which asked questions on all of the topics being covered by the Working Groups. This was produced in hard copy and distributed to every household in the parish. It was also made available to complete online. The survey had a 15% response rate.
 - A public event was held on 11th September 2012 in the Village Hall where the results of the Community Survey were presented to the community and there was an opportunity for attendees to ask questions and give feedback. This was attended by over 100 people.
 - At this point it was established that there were certain sections of the community that hadn't engaged with the process as well as had been hoped. One particular group was young parents so a shorter, online-only survey was devised and disseminated through Fernhurst Primary School. This resulted in 20 responses on various matters.
 - In addition, the Youth Working Group undertook an exercise with pupils at Fernhurst Primary School to ascertain what they wanted the future of Fernhurst to look like.
 - A particular issue arose concerning the need for housing and its distribution. As a result, a housing workshop was held on 16th October 2012 in the Village Hall. This was open to all the community and approximately 40 people attended.
- 1.13 Information regarding progress of the FNP was given in the following bulletins in the Fernhurst News:
- Dec 2011/Jan 2012 - Introduction the Neighbourhood Plan
 - March 2012 - Advert for first public event on 3.4.12

- April 2012 - Advert for first public event on 3.4.12
- May 2012 - Advert for second public event on 22nd May 2012
- July/Aug 2012 - Report on second public event on 22nd May 2012
- Sept 2012 - Advert for third public event on 11th September 2012
- Sept 2012 - Thanks for questionnaire response
- Oct 2012 - Advert for Housing Workshop on 16th October 2012
- Nov 2012 - Chichester DC Councillors Report - paragraph on NP
- Dec 2012/Jan 2013 - Coloured inset of 4 pages with update and action plans
- Feb 2013 - article on progress
- April 2013 - short paragraph on progress
- May 2013 - article on progress

1.14 In addition, all notes of meetings and presentations were made available on the Parish Council website (<http://www.fernhurstpc.co.uk/>).

Stakeholder consultations

- 1.15 Throughout the process, The FNP Steering Group worked closely with South Downs National Park Authority (SDNPA). Meetings were held at regular intervals with officers from SDNPA to address matters pertaining to housing, site allocations and to discuss early drafts of the Neighbourhood Plan.
- 1.16 The matter of housing also required a meeting with officers and district councillors from Chichester District Council, being the local housing authority. This meeting was held on 4th October 2012.
- 1.17 Issues relating to the capacity of Fernhurst Primary School and its ability to expand or be relocated were addressed at a meeting with officers from West Sussex County Council (the education authority) and also SDNPA officers. This meeting was held on 5th March 2013.
- 1.18 Other consultees that particular Working Groups engaged with included (but was not limited to):
- Tandem transport services
 - Care in Haslemere
 - Haslewey Community Centre
 - Hyde Martlet Housing Association
 - Cowdray Estate
 - Blackdown Riding Club
 - Lower Lodge Farm
 - Dawes Farm
 - National Trust
 - Rob Champion
 - Robin Barnes

Engaging with hard-to-reach groups

- 1.19 Throughout the process of engagement with the community – particularly in analysing the demographic make-up of respondents to the Community Survey – it was highlighted that there were certain groups within the community that were not engaging as fully as would be wished in order to have a fully representative plan. In particular, certain residential areas within Fernhurst village had few respondents at that stage and young families were also felt to be comparatively under-represented compared to the proportion of such households in the parish.
- 1.20 Those in the under-represented residential areas – particularly in Nappers Wood - were surveyed in person through house-to-house visits by members of the working group that was looking at social cohesion. Whilst this did not elicit a significant response, it did provide some inputs in respect of the needs of these residents.
- 1.21 The young families were surveyed with a short, targeted survey that could be filled out online. This was disseminated through Fernhurst Primary School, hence ensured that responses were being provided by those with young families. In total there were 20 responses to this survey.

2 KEY RESPONSES FROM CONSULTATION

- 2.1 As stated earlier, the Community Survey had a 15% response rate. It was noted that this was particularly skewed to the older demographic, with approximately half the respondees aged 65 and over.
- 2.2 The results of the survey raised views on certain matters very clearly. In particular, the location of housing was a matter where the community made clear that it did not wish for there to be development on greenfield sites around Fernhurst village. In addition, the older population also made clear that many of them wished to stay in Fernhurst but were unable to find properties that allowed them to downsize. The latter issue is dealt with in more detail in Appendix 3 to the Neighbourhood Plan.
- 2.3 The presentation summarising the full results of the Community Survey is shown at <http://www.fernhurstpc.co.uk/>.
- 2.4 At the Housing Workshop in October 2012, various matters pertaining to housing 'need' and the potential quantum of housing required to address this need were discussed. The community gave a clear view that it considered Fernhurst should address its needs first although there was significant recognition of the fact that Fernhurst would potentially have to provide for wider needs, particularly if the Syngenta site was developed for residential uses. The matter of potential sites for residential development was discussed and it was generally considered that the Syngenta site represented the best opportunity to provide new housing on a brownfield site. However, this had to be balanced with the impacts of development. The potential for redevelopment of Hurstfold and Bridgelands were also discussed and the views of the community represented an important starting point for considering the potential of these sites to accommodate housing development.

3 REGULATION 14 PRE-SUBMISSION CONSULTATION

3.1 The Neighbourhood Plan Steering Group finalised the Draft FNP in May 2013. The Regulation 14 Pre-Submission Consultation ran for a six-week period from 3rd June 2013 to 21st July 2013. A coordinated publicity campaign was undertaken which comprised:

- A newsletter was delivered to every household in the parish making people aware of how and where they could view the plan.
- Hard copies were made available in the Fernhurst Centre, Post Office and Fernhurst newsagents
- Notices were displayed in bus shelters, on lampposts and on noticeboards around the village
- A notice and link to the plan was added to the Parish Council website (<http://www.fernhurstpc.co.uk/>)

Distribution to Statutory and Non-Statutory Consultees

3.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.

3.3 The full list of statutory consultees that were written to is as follows:

- South Downs National Park Authority
- Chichester District Council
- West Sussex County Council (education and transport departments)
- Environment Agency
- English Heritage
- Natural England

3.4 A copy of the letter sent to the statutory bodies is shown in Appendix B.

3.5 A list of non-statutory consultees is shown in Appendix C. A copy of the letter is shown in Appendix D.

Responses

3.6 In total there were 42 respondents to the Pre-Submission Consultation. This reflected a mixture of local residents, business owners, landowners and other stakeholders.

3.7 The schedule of comments and the respective responses made are shown in Appendix E. As a result, the Submission FNP has been appropriately amended.

Appendix A Letter to interested parties introducing the Neighbourhood Plan process

Fernhurst Parish Council

March 2012

Dear Sir/Madam,

YOUR FUTURE FOR FERNHURST

I am writing to you direct as a landowner, business person or representative of a local organisation because I feel that your views and input to the Fernhurst Neighbourhood Plan are particularly important. If you are unable to attend the event on 3rd April but would nevertheless like to offer any views you may have, or to take part in any future event, please contact me by telephone or by e-mail. The Parish Council's contact details are given below.

What do you think Fernhurst should look like in 2026? You may be a resident, business owner or landowner in the parish, so you should have a say in its future. And now you can.

Fernhurst Parish Council is starting the process of producing a Neighbourhood Plan. This will say what Fernhurst should look like in the future and how this will be achieved. Importantly, this plan will have real decision-making powers on planning applications in the parish. This has never been the case in the past.

But to produce a plan that reflects what you think, we need your views. Over the next few months, we will be running a series of events to gather your views and explore how these might be achieved. As part of our commitment to this, the Parish Council has commissioned planning experts to help in this process.

The first event we will be running will be on **Tuesday 3rd April, at 7pm in Fernhurst Village Hall**. At this event we will explain about what a Neighbourhood Plan is and start to gather your views on what Fernhurst should look like in 2026. We therefore urge you to attend.

Please support us in this vital process. Without you, we don't have a Neighbourhood Plan and without a Neighbourhood Plan, we will lose the opportunity to have control over the future of the parish.

Yours faithfully

James Cottam
Chairman
Fernhurst Parish Council

Appendix B Letter to statutory bodies on Pre-Submission Consultation

Fernhurst Parish Council

FAO Mr. M. Small
English Heritage

11th June 2013

Dear Mr. Small

FERNHURST NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION

As part of the requirements of the Localism Act 2011, Fernhurst Parish Council is undertaking pre-submission consultation on its Draft Neighbourhood Development Plan (NDP). As a statutory consultation body, we are seeking your views on the Draft NDP. The plan can be viewed here: <http://www.fernhurstpc.co.uk/> (click on 'Neighbourhood Plan Draft') and also in hard copy at the Parish Office (address provided below).

In addition, we are seeking a Screening Opinion on the need for a Strategic Environmental Assessment of the Neighbourhood Development Plan. We would therefore be grateful if you could provide this alongside your general comments on the plan. We have lodged a formal Screening Opinion with South Downs National Park Authority, being the local planning authority, and are working with them on the relevant matters. Clearly it is important that you input into that process.

The pre-submission consultation runs for a period of six weeks. The closing date for representations is 21st July at 5pm. They can either be emailed to postmaster@fernhurst-wsx-pc.gov.uk or sent by post to the Parish Clerk, Fernhurst Parish Council, Village Hall, Glebe Road, Fernhurst, GU27 3EH

Yours sincerely

David Bleach (Clerk to Fernhurst Parish Council)

Appendix C List of non-statutory consultees on Pre-Submission Consultation

Land Owners

Lord Cowdray (The Cowdray Trust)
Greenhill House
Vann Road GU27 3JN

Mr Mark Camm
Lower Lodge Farm
Vann Road GU27 3JN

Mr & Mrs James Cottam
Lower Hawksfold
Vann Road GU27 3NR

Mr Bob Marriner (tenant farmer)
Dawes Farm
Midhurst Road GU27 3HB

Mrs & Mrs Braithwaite
Lower House Farm
Ropes Lane GU27 3JD

Mr & Mrs Iain Brown
Updown Cottage
Vann Common GU27 3NW

Mr & Mrs G Buchan
Woodlands
Vann Common GU27 3NW

Mr & Mrs S Wigley
Manor Farm
Vann Common GU27 3NW

Mr & Mrs Robin Barnes
Vanlands
Van Common GU27 3NW

Mrs & Mrs Andrew Wilson-Smith
Park House Farm
Hawksfold Lane East GU27 3JP

Mr & Mrs Peter Bristowe
Park House

Hawksfold Lane East GU27 3JP

Mr Rupert Weldon (Owner of Land opposite the Church)

The Corn House
39 Wakerley Road
Nr Oakham
Barrowden
Mr Rutland LE15 8EP

Mrs P Cave (Owns field off Copyhold Lane)

Friday's Hill Cottage
Copyhold Lane GU27 3DZ

Mr & Mrs Dyer

Sopers Barn Farm
Friday's Hill GU27 3DY

Mr & Mrs C Scott

Chase Manor Farm
Lickfold Road GU27 3JA

Mr & Mrs S Black

Chase Farm
The Green GU27 3HY

Mr & Mrs G Duckworth

Stedlands Farm
Bell Vale Lane GU27 3DJ

Mr and Mrs Alan Kent (Ref land adjacent to Wheelers)

Madam's Farm
Kings Drive
Easebourne GU29 0BH

Mr & Mrs A Huntley

Ashurst
Lickfold Road GU27 3JB

Mr & Mrs S Notley

Upperfold House
Lickfold Road GU27 3JH

Mr Nick Clarke (Owner but he lives at Blackdown House Fernden Lane GU27 3BT)

Brackenwood
Telegraph Hill
Midhurst GU27 0BN

Mr and Mrs A Fuddy
Collyns Field
Fridays Hill GU27 3DX

Mr and Mrs J Ogivy
Keepers Farm
Fernden Lane GU27 3LB

Mr Phil Rodes (Bits of land all over + next to Courts Farm)
Carvers
3 Gates Lane
Haslemere GU27 2ET

Mr and Mrs D Scott
Courts Farm GU27 3JF

Mr & Mrs G Watchorn
Surney Farmhouse GU27 3JG

Mr & Mrs S Le Butt
Home Farm GU27 3JF

Mrs Annie Lou Sinclair (land to east of Midhurst Road)
21 Byan Street
London SW16 2RB (0207 731 1835)

Mr & Mrs N Simmonds
Ashurst Barn Farm GU27 3JB

Mr & Mrs W Shellard (also has business with B&B and Bramdean stoves)
Colliers Farm
Midhurst Road GU27 3HX

Mrs V Walton (land to east of Recreation Ground)
Hoggs Hill House GU27 3HX

Mr Barry Wood
Stream Farm
Ropes Lane GU27 3JD

Mr & Mrs Ross Reith
Reeth House
Blackdown GU27 3BS

Mr & Mrs Graham Bloomfield
Long Copse
Lickfold Road GU27 3JJ

Mr & Mrs M Standish
Lake House
Bell Vale Lane GU27 3DJ

Mrs E Coghlan
Sheetlands
Ferden Lane GU27 3LA

Mr N Bassett
Wadesmarsh Farm House
Fernden Lane GU27 3LA

Mr & Mrs C Hollis (owns field north of Colliers Farm)
Brooklyn House
High Street
East Meon
Petersfield GU32 1PA

Mrs Stewart
North Park Farm
Whites Lane GU27 3

Mr & Mrs John Blackburn
Upper Lodge
Whites Lane GU27 3?

Mr & Mrs Spiers
Upperfold Farm
Lickfold Road GU27 3JJ

Estates Dept., Chichester District Council (as owner of the Crossfield Shops)

Church and associated land
Andrew Craft (andrew.craft@diochi.org.uk)
Director of Property for Diocese
Diocesan Church House

211 New Church Road
Hove – BN3 4ED

Businesses

Hurstfold Industrial Estate - GU27 3JG

Mr John Forsythe
Home farm
Hurtmore
Godalming GU8 6AD

Tenants at Hurstfold Industrial Estate, Fernhurst, Surrey GU27 3JG

	Unit
Gear4Fear	1 & 2
Gabem Management	3 & 4
Tongar Engineering	5
AMC Auto Services	6
PECC Engineering	7
Woodcock Antiques	8
Historic Racecar Prep	9 & 10
K Stubbington	11 & 12
Nickson Motorsport	15
Yew Tree Garage	14
Nick Johns/Euromerc	16

Fernhurst Business Park - GU27 3HB

PNH Properties (Owner)
Passfield Business Centre
Lynchborough Road
Passfield
Liphook GU30 7SB

Units 2 - 4
Mr Cedric Mattock
The Surrey Marble & Granite Co.

Unit 5
Mr Richard Parker
Ascot Timber Buildings Ltd GU27 3HB

Units 6 -8
Mr Neal Lambert
George Lambert and Sons Ltd

Unit 9
Adco (UK) Ltd

Mr Bob Bailey
Commercial Grounds Care Services Ltd
The Old Forge

Syngenta (Longfield) Site - GU27 3HA

Comer Homes (Owner)
Princess Park Manor,
Frien Barnett Road,
Frien Barbett,
New Southgate, London, N11 3FL

Mr John Nicholson
The Auction Rooms,
Longfield,
Midhurst Road,
Fernhurst.

Mr Iain Burton
Aspinal of London Ltd
Aspinal House

Mr M.R. Le Butt
MDC-MTEC Ltd.,
Longfield,
Midhurst Road, Fernhurst.
GU27 3HA

Shops & Other Businesses

Mr & Mrs C Ede
6a Midhurst Road GU27 3EE

Mr B Falkner
Fernhurst Motor Company
Midhurst Road GU27 3EE

Pace Fuelcare Ltd
10 Midhurst Road GU27 3EE

John Cooper Associates (Architects)
Vann House
3 Midhurst Road GU27 3EE

Mr & Mrs S Webber
The Post Office
Church Road GU27 3HZ

Blackdown Press
The Cross
2 Midhurst Road GU27 3EE

Evo Accounting Services
The Cross GU27 3EE

Mr Steve Jones
Crossways Fruiterers
2 Crossways Court GU27 3HP

Bodyhaven
3 Crossways Court GU27 3EP

Haircare
2 Crossways Court GU27 3HE

Mrs Lo (JR Chinese Takeaway)
3 Crossfield GU27 3JL

Mumbai Tandoori Restaurant
Crossfield GU27 3JL

The Groomery
Crossfield GU27 3JL

Mr M Dudman
Dudman & Ward Electrical
6 Crossfield GU27 3JL

Mr T Flynn
Fernhurst Pharmacy
42 Vann Road GU27 3JN

Contract Candles Ltd.
Lower Lodge,
Vann Road,
Fernhurst.
GU27 3NH

Weyshott Dental Laboratory
5 Vann Bridge Close GU27 3NA

Done and Dusted (Domestic cleaning)
71 Nappers Wood GU27 3PA

Triffid landscapes
Boundary Oak
Bell Vale Lane GU27 3DL

AB Gardening (Ashely Brunning)
Dawes Farm
Henley Common GU27 3?

Mark Allen Taxis
4 Hillcrest
Midhurst Road GU27 3ES

Keith Harrison Taxi Service
90 Nappers Wood GU27 3PA

Mr Paul Sennett (Electrician)
PS Electrical Services
10 West Close GU27 3JR

Drexford Services Ltd (Electrical)
19 Old Glebe GU27 3HS

Bespoke Woodcraft (Carpentry)
Ivy Bank
111 Midhurst Road GU27 3EY

Mr David Chiverton (Builder)
104 Nappers Wood GU27 3PD

Mr Andrew Lawes (Builder)
Westcroft Farm
Vann Road GU27 3NJ

Mr Andrew Whittington (Builder)
7 Homelands Copse GU27 3HY

Roger Eastment (Decorator)

8 Southleys GU27 3LD

Mr Andy Mac Intyre (Builder)

Flat 4

49 Nappers Wood GU27 3PB

Mr Gilson Chapple (Furniture restoration)

C-L Restoration Studios

2 Cooksbridge Cottage

Midhurst Road GU27 3EZ

Cheeky Monkey (Photography)

9 The Cylinders GU27 3EL

B&B Accommodation

Sheps Hollow,

Henley Common

Mr & Mrs M Beynon

Golden Ration Garden Designs

1 Homelands Copse GU27 3JQ

Mr Roddy Davis (Field and Grounds Maintenance)

55 Nappers Wood GU27 3PE

Mr J Sreenan

Drips Plumbing Service

14 Southleys GU27 3LD

Cameron McNaughton (Clock repairs)

13, The Green GU27 3HY

The Stone Chapel,

Vann Road,

Fernhurst,

HASLEMERE, Surrey.

GU27 3JN

Kings Arms Public House

Midhurst Road GU27 3HA

Red Lion Public House

8 The Green GU27 3HY

Mrs Sandra Dzenis (riding establishment)
2 Bridgelands Cottages GU27 3JF

Equine Hospital (Veterinary)
Midhurst Road GU27 3

EJ Equestrian (Riding)
Midhurst Road GU27 3

Mrs Joyce Whatley
Blackdown Riding Club
Lower House Farm GU27 3JD

Mr & Mrs De'Antiquis
The Forge
Henley Hill
Henley GU27 3HG

Village Organisations

Fernhurst Centre (Mr Iain Brown - browniain@btinternet.com - 2 Crossfield GU27 3JL

Fernhurst Social Club (Mrs Heather Bicknell – H.BICKNELL@sky.com - 8 Midhurst Road GU27 3EE

Fernhurst Village Hall (Mr John Self - jp@jwself.plus.com - Glebe Road GU27 3EH

Fernhurst Recreation Ground (Mr Barry Wood – bcwood@btinternet.com)

Fernhurst Primary School (Mr Gary Parks -Head Teacher - Haslemere Road GU27 3EA)

Fernhurst Youth Club (Mrs Elsie Waitt – 11 Haslemere Road, Fernhurst GU27 3?) elsiewaitt@aol.com

Good Companions (Mrs Sue Hodge – Down View, Glebe Road, Fernhurst GU27 3NP)

Fernhurst Lunch Club (Mrs. J. Bristow, 20, West Close, Fernhurst. GU27 3JR)

Fernhurst Scouts (Mrs Sue Gibbon – sueanddave@talktalk.net)

Fernhurst Revels (Mrs Judith Turner – jtandjt@btinternet.com)

Fernhurst Furnace (Mr Robin Barnes – barnes@haslemere.com)

Fernhurst Archive (Ms Christine Maynard – 66 West Close, Fernhurst GU27)

Fernhurst Choral Society (Ms Tina Litchfield – Manor House Cottage, Easebourne GU29 0AG)

Fernhurst Society (Mr Richard Ranft – 6, St. Margarets Cottages, Fernhurst GU27 3HP)

Fernhurst Tennis Club (Mr J Turner – jtandjt@btinternet.com)

Football Club (Mr R Peck, Trevose, Haslemere Road, Fernhurst. GU27 3EA)

Horticultural Society (Mrs Frances Carver – Glebe House, Church Road, GU27 3HZ)

Pre School Group (Mrs Judy Holliday – 62 Vann Road, Fernhurst GU27 3NS)

Sports club (Mr Graham Heath – Sopers Cottage, Hogs hill, Fernhurst GU27 3HX)

Stoolball Club (Ms Jaqui Fordham – 22 Southleys, Fernhurst GU27 3LD)

Table Tennis (John Bounds – 5 Grailands Close, Fernhurst GU27 3HU)

Art Group (Mrs Angela Parrott – 10 Palings Way, The Leys, Fernhurst GU27 3JY)

Music Club (Mrs Lizzie Kettle -Singing Kettles -70 West Close, Fernhurst GU27 3JT)

St Margaret's Guild (Mrs Ann Pretty -19 Midhurst Road Fernhurst GU27 3EJ)

St Margaret's Women's Group (Mrs Maureen Pavey – 4 West Close Fernhurst GU27 3NY)

St Margaret's Church (Churchwardens - Mr Keith Tyler & Mrs Mary Oddi)
c/o The Vicarage
Church Road
Fernhurst GU27 3HZ

Reformed Baptist Mission (Satyen Chikhia – 34 West Close, Fernhurst GU27 3JR)

Kingsley Green Society (Mr Norman Rogers – Kingsley Edge Square Drive, Kingsley Green GU27 3LR)

Other Public Bodies

Martlett Homes

Fernhurst Surgery (Drs Geeves and Cant), Crossfield, Fernhurst GU27 3JL

Appendix D Letter to non-statutory consultees on Pre-Submission Consultation

Fernhurst Parish Council

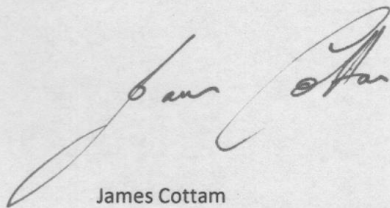
7th June 2013

Dear Sir/Madam

I wrote to you in March last year announcing that Fernhurst Parish Council had decided to facilitate the production of a Neighbourhood Plan by the village as provided for by the Localism Act 2011. I am pleased to be writing to you again to let you know that we have now reached a significant milestone. After many months, public meetings, a questionnaire, numerous meetings of working groups and the steering group, a draft plan has been published for comment by the village. This stage is called "Informal Consultation" and everyone with a connection to Fernhurst is invited to submit comments as set out on the cover of the document. The document and its appendices can be found on the Parish Council web site, copies are also available in the Post office, the News Agents and the Fernhurst Centre.

All comments received as described on the front cover of the document will be published and considered by the Steering Group. The views of the Steering Group and its decisions regarding any changes to the document will also be published. This new document will then be published to the numerous public bodies who we are required to consult such as adjoining councils.

Yours Faithfully



James Cottam

Chairman

Fernhurst Parish Council

Appendix E Schedule of comments and responses to Pre-Submission Consultation

Fernhurst Neighbourhood Plan
Consultation Statement

FERNHURST NEIGHBOURHOOD PLAN: PRE-SUBMISSION CONSULTATION COMMENTS

Ref. No.	Contact Name and Organisation	Part(s) of the Plan to which comments apply	Comments or Concerns	Response	Changes to Neighbourhood Plan
1	Corinne Hitching Resident	Section 6, Bridgelands Site, Policy SA4	You state that the site is suitable for up to ten dwellings but I am unsure how you arrived at that number. The area does include a few derelict buildings from ICI days which would benefit from some kind of development but ten is a large number for the size of the plot. Two or three good properties with gardens would be surely sufficient for the area in question and be in keeping with the National Park and surrounding area. You have not addressed the issue of access to the site however, which I feel is an important factor.	The principle aim of new housing in a national park is to address needs. The identified needs are for smaller properties and the site provides an opportunity to deliver a number of these. 10 dwellings on a site of this size is still a very low density.	No change
2	Corinne Hitching Resident	Section 6, Bridgelands Site, Policy SA4	You correctly state that there is a large area of mature trees but there is also a large area that has never been touched so the plot is partly a Greenfield site and I believe it should remain that way.	The site is classified, in planning terms, as a brownfield site. More clarity will be given on ensuring that development is directed towards the parts of the site which did previously have built development on them.	Add wording to supporting text and policy to reflect the fact that the undeveloped part of the site should, where possible, remain as such.
3	Corinne Hitching Resident	Section 6, Bridgelands Site, Policy SA4	You also state that you feel any development should include affordable housing but then note that any housing would have to be reached by car as there is absolutely no public transport in this area. I'm not sure that affordable housing and the need for cars are compatible.	This would mostly be intermediate housing, so there is a greater likelihood that residents would have access to a car than those in social rented accommodation.	No change
4	Corinne Hitching Resident	Section 6, Bridgelands Site, Policy SA4	There are a few errors in your statements, such as that there are flats included in the Verdley Place development – there are none, all are freehold houses – and that some residents have to park on the road – they do not, all have a private parking area off the road so there are no safety issues.	The point about flats in the Verdley Place development is noted. The point regarding parking is noted and will be reflected	Change supporting text to reflect the fact that there are no parking issues for existing residents and there are no flats at Verdley Place.
5	Tim Wright Resident	Section 6, Bridgelands Site, map	In the plan published last month, on page 37 “Bridgelands site” the red outline in the photo encompasses a significant part of our (i.e. Bridgelands Barn) garden, our paddock and much of the land that belongs to the Dzenises!! This is somewhat alarming to say the least and I am sure is just a slip of the red pen/cursor! Could you please confirm that this is an error and ensure that the	The map will be revised based on the boundary maps provided to us	Map accompanying Policy SA4 to be revised.

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			relevant people involved are made aware of this and the necessary alterations made and adopted for any future use.		
6	Linda Grange Housing Delivery Manager, Chichester District Council	Para 3.8	The objectives fail to recognise the needs of the growing younger population that will need housing over the plan period. Since the 2001 census the population in both 20-24 & 25-40 age group has decreased, this is likely to be partly attributed to young forming households being unable to access/afford accommodation in the Parish. Fernhurst do not appear to be preparing to meet the needs of its growing younger population should they wish to remain in the village (see census population percentage change figures in appendix). Housing needs for young people and families are not projected into the future. It will be extremely difficult for most young people to get their foot on the market in Fernhurst and this is likely to increase demand for affordable housing.	The policy in respect of affordable housing will be revised to reflect a split of needs between intermediate and social rented housing. Disagree that the policies do not address the needs of younger people - Policy MH1 seeks a % of accommodation that is 'appropriate for occupation by older persons'. This does not mean it has to only be suitable for older people and could equally serve the needs of younger people. This point will be re-emphasised in the supporting text. Objective 2 will be expanded to include reference to younger people.	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing.
7	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.5	The primary use of the Chichester Housing register is to allocate affordable rented housing its secondary use is to give an indication of housing need. It does not however capture all need as intermediate housing is not allocated through the register and many households do not join the register because they think they have little chance of being housed. The housing register does not take account of future need over the period of the plan. The Council have recommended that a Housing Needs survey be carried out to provide a more accurate picture of current and future needs. The local connection footnote is incorrect. It should read "A person with a 'local connection' is classed as either (i) currently living in the parish and has done so continually for 1 (<u>not 5</u>) years or more...."	The consultation through the NP process, particularly via the survey and the housing workshop, has given an understanding of the level of housing needs. This has been supplemented by the evidence in the SHMA. However, the policy in respect of affordable housing will be revised to reflect a split of needs between intermediate and social rented housing. This will help to address the needs of those struggling to access property on the open market. Changes to footnote are	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing. Changes to footnote made as suggested.

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				noted.	
8	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.8	Although the predominant need is for 1-2 bedroom properties, people requiring larger properties have to wait much longer and therefore their needs are often more acute. The churn of smaller properties is much higher. There is no mention of how many properties have been lost through the Right to Buy.	The NP wishes to address the majority of needs rather than the most acute needs where these are in the minority. The restrictions on housing benefits for those with a spare bedroom is also likely to have the effect of increasing demand for smaller properties. The loss of housing to Right to Buy can be reflected but it is not considered this provides sufficient justification for changes to policy. However, in order to provide flexibility, the policy which focuses development requirements on 1- and 2-bed properties will be expanded to include 3-bed properties.	The housing policy which focuses development requirements on 1- and 2-bed properties will be expanded to include 3-bed properties.
9	Linda Grange Housing Delivery Manager, Chichester District Council	Paras 4.9 and 4.14	The demand takes no account of arising need over the first 5 years and no account of the local people in band D wishing to remain in the Parish but unable to afford or access intermediate or market housing. It cannot be assumed that the households in band D can access intermediate housing and there will be many more households in the parish unable to access market housing but not on the register.	This is noted. The policy in respect of affordable housing will be revised to reflect a split of needs between intermediate and social rented housing. Policy MH1, with its focus on providing a higher proportion of smaller properties, will also assist in providing a greater supply of small properties that such people can access.	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing.
10	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.11	This fails to recognise the slow turnover of larger properties and the need for some family homes.	This identifies that the 'main need' is for smaller properties, not all needs. The policy does not preclude the provision of some larger properties but clearly the greatest need is for smaller properties. However, in order to provide	The housing policy which focuses development requirements on 1- and 2-bed properties will be expanded to include 3-bed properties.

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				flexibility, the policy which focuses development requirements on 1- and 2-bed properties will be expanded to include 3-bed properties.	
11	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.16	The Chichester Local Plan will continue to apply in the SDNP area until the SDNP have its own Local Plan adopted	Noted	
12	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.20	People in band D on the housing register should not be taken as sole evidence for intermediate housing. Many of these will be unable to afford or access intermediate housing. Furthermore many people who are unable to access market housing do not join the register because they feel they have little chance of being housed. There is a lack of evidence for the intermediate housing not just in terms of demand but also in terms of affordability. There may also be some issues in terms of the delivery of intermediate housing as some registered providers are unwilling to provide intermediate housing in such areas due to restrictions imposed on their onward sale and the difficulty of obtaining mortgages with such restrictions.	This is noted. The policy in respect of affordable housing will be revised to reflect a split of needs between intermediate and social rented housing. Policy MH1, with its focus on providing a higher proportion of smaller properties, will also assist in providing a greater supply of small properties that such people can access.	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing.
13	Linda Grange Housing Delivery Manager, Chichester District Council	Para 4.23	The local housing needs survey should have been carried out prior to drafting the plan as recommended by the local housing authority.	Disagree. The evidence on the housing register, coupled with the evidence from the NP engagement process through the survey and housing workshop, and from the SHMA, has provided a clear picture of needs.	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing.
14	Linda Grange Housing Delivery Manager, Chichester District Council	Policy AH1	This policy fails to take account of arising need during the plan particularly in terms of the demand for affordable rented accommodation. In the survey 7 respondents indicated they thought Fernhurst needed more social housing.	This is noted. The policy in respect of affordable housing will be revised to reflect a split of needs between intermediate and social rented housing. Policy MH1, with its focus on providing a higher proportion of smaller properties, will also assist in providing a greater supply of small properties that	Policy in respect of affordable housing will be revised to reflect an appropriate split between intermediate and social rented housing.

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				such people can access.	
15	Linda Grange Housing Delivery Manager, Chichester District Council	Para 5.3	There is no recognition of the growing younger population groups, which need to be projected over the plan period.	Disagree. Policy MH1 seeks a % of accommodation that is 'appropriate for occupation by older persons'. This does not mean it has to only be suitable for older people and could equally serve the needs of younger people. Plus, there is analysis of the needs of first-time buyers at paragraph 5.9. This will be expanded and the point regarding dwellings being appropriate for all needs will be re-emphasised in the supporting text.	Expand supporting text to clarify that this addresses the needs of younger as well as older people.
16	Linda Grange Housing Delivery Manager, Chichester District Council	Para 5.9	There is no reference to local salaries and evidence of what would be affordable to local households. The majority of households in band D are unlikely to be able to afford first time buyer properties.	Noted, this will be included.	Added analysis in supporting text on salaries.
17	Linda Grange Housing Delivery Manager, Chichester District Council	Para 5.12	There is no recognition of the need for smaller less expensive family accommodation, as many young families will be unable to afford the larger existing detached properties (an issue highlighted in the SHMA). Also not all elderly household will be willing to move to 2 or 3 bedroom properties as shown in the responses to the questionnaire.	Noted. The evidence in the SHMA will be reflected. However, the policies direct development towards providing smaller housing.	Expand supporting text with evidence from SHMA.
18	Linda Grange Housing Delivery Manager, Chichester District Council	Policy MH1	Too much emphasis is put on the need of older persons and need for 1/2 bedroom accommodation, with no recognition of the needs of young families.	Disagree. Policy MH1 seeks a % of accommodation that is 'appropriate for occupation by older persons'. This does not mean it has to only be suitable for older people and could equally serve the needs of younger people. This point will be re-emphasised in the supporting text. However, in order to provide flexibility, the policy which focuses development requirements on 1- and 2-bed	The housing policy which focuses development requirements on 1- and 2-bed properties will be expanded to include 3-bed properties.

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				properties will be expanded to include 3-bed properties.	
19	Linda Grange Housing Delivery Manager, Chichester District Council	Para 6.15	First phase – this does not take account of the needs arising through-out the plan. We would expect an appropriate level of affordable rented housing to be provided within this phase and would suggest a tenure split of 65% rented 35% intermediate. We would also expect that the market housing provides a range of house types including smaller family homes. Second phase – we would expect housing to be provided as mixed tenure and tenure blind in line with existing CDC policies.	Noted. The policy will be revised to reflect the need for a comprehensive development.	Revise policy to reflect the need for a comprehensive development.
20	Linda Grange Housing Delivery Manager, Chichester District Council	Policy SA2	Phase 1 – we would expect this to provide a higher number of houses to meet the needs of the parish including affordable housing. Phase 2 - The existing Local plan requires developers to provide mixed balanced communities. We would not encourage single tenure developments.	Noted. The policy will be revised to reflect the need for a comprehensive development.	Revise policy to reflect the need for a comprehensive development.
21	Conal O'Hara Resident	Section 6, Bridgelands Site, Policy SA4	I write in connection with the Fernhurst Neighbourhood Plan – Draft for informal consultation, specifically, pages 37 and 38: Policy SA4: Site Allocation – Bridgelands Site, Verdley Place. I feel that this policy is ill conceived – the background information is in places inaccurate and there is a lack of understanding as to the background, and indeed the current position, with the land in question. This piece of land has always been included within a larger plan for the main Sygenta site – it should continue to be treated this way. It was owned by ICI and sold as part of the wider development – in legal and planning terms; again it should continue to be treated in this way. The last serious planning attempt by Comer Homes, showed this area of land being returned to grassland/countryside. There is a now lapsed historic planning consent for industrial use, but as I have just noted, the last planning application under serious discussion showed the land returned to countryside. The industrial use was granted some time before the newly designated South Downs National Park came into existence.	The connection with the Syngenta development relates to a planning permission that has already been commenced at Bridgelands (it has not lapsed). In addition, Comer will only return it to grassland if they are permitted to develop the Syngenta site for a number of dwellings well in excess of that considered acceptable in the NP.	No change
22	Conal O'Hara Resident	Section 6, Bridgelands Site, Policy SA4	I believe that, in terms of the Chichester District Council Local Plan, the land is assigned to be returned to 'grassland' or 'agricultural land' – as I feel it should be.	Not correct. Moreover, any suggestion that it will be returned to grassland has not happened. The existing buildings on the site create blight.	No change
23	Conal O'Hara Resident	Para 6.30	I do not believe the site is considered a 'brownfield site' – by who, on what basis? The developers, Comer Homes clearly do not view it as such – they	The site is, as considered by the planning system, a	Add wording to supporting text and

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			wish to concentrate new housing on the main Syngenta site, their view is to turn the land back to countryside. The buildings referred to are completely invisible to anyone – including nearby residents. The only way anyone in Fernhurst could view the main structures on the site without trespassing and walking through a dense screen of undergrowth, would be to hire a helicopter and view from above. Therefore, “visual blight” is a wholly inaccurate description.	brownfield site. The point is noted however and more clarity could be given on ensuring that development is directed towards the parts of the site which did previously have built development on them	policy to reflect the fact that the undeveloped part of the site should, where possible, remain as such.
24	Conal O’Hara Resident	Para 6.31	The site does not “currently” have the benefit for a commercial use – historically there was consent, well before the South Downs National Park was created. I refer to my comments above, the developers seem to believe the area of land is suitable to be returned to countryside and I believe the Chichester Local Plan is set to designate the land as agricultural or grassland. In terms of the expired planning for commercial use, as the Hurstfold site next door shows, there is little or no demand for commercial uses in the area. The site is completely inappropriate for any commercial use and I am sure this would be contrary to policies of the South Downs National Park. As the draft plan correctly states, there is no commercial activity on the site and has not been for well over 10 years. I will further add at this stage, the low-cost building structures on the site are not remotely worthy of retention. I do not know the overall sq ft area of the buildings, but I would guess at about 5,000 sq ft. They are abandoned, single storey, resemble semi-agricultural stores and are in a poor state of repair. The ‘site’ is not much more than a scruffy set of modern (yet run-down) farm buildings. Taking a theme from the draft plan, there is no demand for a commercial use on the site and the prospect of it is inconceivable – it would breach highway regulations and adversely affect the amenity of immediately adjoining properties, let alone cause significant damage to mature trees, hedgerows and wildlife.	Not clear what this comment is saying – it is agreed that the site has no prospect for commercial use and that it currently accommodates a number of run-down buildings in a poor state of repair. The site is therefore proposed for residential use. The need to ensure that any development does not cause damage to trees and hedges should be reflected. The policy should also ensure that access is provided only from Lickfold Road, not from Verdley Place.	The need to ensure that any development does not cause damage to trees and hedges will be reflected in the policy and supporting text. The policy and supporting text will also reflect that access is provided only from Lickfold Road, not from Verdley Place.
25	Conal O’Hara Resident	Para 6.32	Whilst I recognise the need for new housing in the south of England, I believe new homes in Fernhurst should be contained on the main Syngenta site. The Bridgelands area of land is completely unsustainable and has been shown as returned to grassland/countryside – far more appropriate, from every perspective.	Comment noted	No change
26	Conal O’Hara Resident	Para 6.33	“Ten dwellings” – I am sorry but this is seriously misguided. There are numerous planning arguments against this, from a completely unsuitable highways position , to the loss of amenity of existing adjoining properties, to the potential damage to the South Downs National Park – to the fact that this would be an increase in sq ft to what currently exists. <u>This location is unsustainable – please do not discourage the developers from putting it</u>	The NP is not proposing social housing, it is proposing intermediate housing along with market housing.	No change

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			<u>back to countryside, as they have indicated they will do – it would benefit no-one.</u> The Syngenta site can accommodate the necessary new housing – encouraging development within the countryside seems quite outrageous! Social Housing in this location is surely contrary to the majority of accepted and relevant policies?		
27	Conal O'Hara Resident	Para 6.34	I am afraid this paragraph is totally inaccurate. The existing residential properties at Verdley Place all have off road parking. There is also a large visitors car parking area – which has constant capacity. The “narrow lane” is a completely private road with no rights of access – apart from to the residents of Verdley Place. No highway safety issues exist. Any new development would lead to issues, as currently the regular use of this road/lane/track is probably by 4 or 5 properties only. To add 10 houses would of course lead to issues and in fact would be completely unworkable in highway terms.	The policy should ensure that access is provided only from Lickfold Road, not from Verdley Place. Any detailed highway matters will be dealt with at application stage and if they cannot satisfactorily be resolved, then permission cannot be granted.	The policy and supporting text will reflect that access is provided only from Lickfold Road, not from Verdley Place.
28	Conal O'Hara Resident	Section 6, Bridgelands Site	For the reasons stated above, I strongly urge the removal of this 'site' from the Fernhurst draft plan. Encouraging building within this rural area of West Sussex, situated in the South Downs National Park, would be an extraordinary thing for the Parish Council to do. The developers of the main Syngenta site even recognise that the area of land is not suitable for development. The main Syngenta site can accommodate the necessary housing needed for Fernhurst and homes can be provided in more sustainable way.	The NP is not the Parish Council's plan, it is a plan produced to reflect the needs of the community by the community.	No change
29	John Spiers Resident	Objectives, Section 3	I would like to thank and congratulate everyone involved in producing a high quality, thorough and clear plan. In addition I would like to offer some suggestions and comments: (1) There seems to be a contradiction between the objectives of the National Park Authority and the Fernhurst Plan. Specifically the Park Authority does not seek to promote the area to tourists. So for example there are no signs welcoming people to the Park. The Neighbourhood Plan envisages promoting Fernhurst as a gateway to the park and an increase in visitor numbers. I do not think the plan should ignore this contradiction.	The SDNPA does have a stated aim of promoting the area for tourists, even if this may not have been yet reflected in actions on the ground. This is largely a reflection of how new the Authority is.	No change
30	John Spiers Resident	Pedestrian safety, Section 12	(2) The discussion of Pedestrian safety should be expanded to cover the role that pedestrian- friendly facilities can have in enhancing the enjoyment of the area for residents and visitors alike. As an example, the footpath on the A286 to the south of the village stops well short of the former Kings Arms, making it dangerous for pedestrians to reach not only the pub / restaurant but also the footpaths and scenic areas to the south east and south west of the village. I also note that the current plan for the Syngenta site makes no provision whatever for improved pedestrian access from the proposed development to	Noted. The policy for Syngenta should reflect the need to adequately address the needs of pedestrians accessing the village.	The policy and supporting text for Syngenta will reflect the need to adequately address the needs of pedestrians accessing the

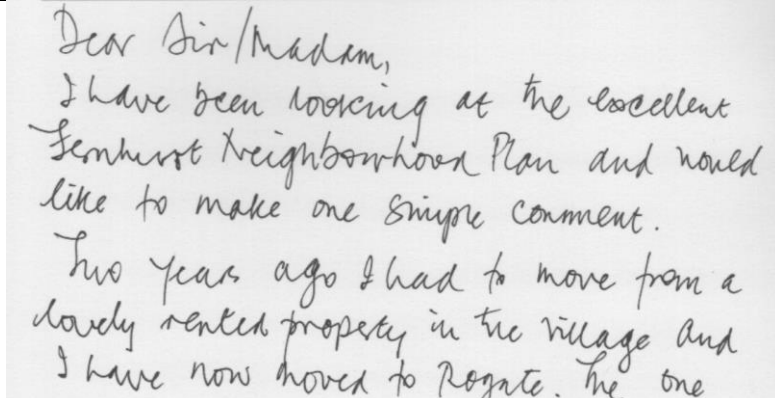
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			the village.		village.
31	John Spiers Resident	Signage/Street Furniture, Section 10	(3) The plan talks about signage to welcome tourists but makes no reference to helping them find their way around once they arrive. As well as Street furniture, it would be helpful to have better signage to help people reach and follow the various footpaths and walks within easy reach of the village.	Noted although it is considered that the policy is sufficiently open to allow for this.	No change
32	John Spiers Resident	Protection of public spaces of value, Section 9	(4) The plan 'protects' the area in front of Crossfield shops, whilst acknowledging that it is 'not particularly visually attractive.' Perhaps the plan should envisage steps being taken to remedy this, as well as improving the car park area, particularly since these are the first sights encountered by tourists who chose to stop in Fernhurst.	Noted. These are matters that the plan can reflect but it may be better for the Parish Council to deal with these matters outside of the NP.	Reflect the need to improve the quality of the Crossfield shops area and the car park in the supporting text.
33	John Spiers Resident	Employment, Section 14	(5) I think the plan should have something to say about empty commercial properties in the centre of the village. For example it may in some cases be better to encourage small businesses to exploit existing premises rather than extending residential premises for business use.	The occupation of commercial premises is not a matter for the NP.	No change.
34	John Spiers Resident	Policy DE3, Landscaping and Design of Amenity Spaces	(6) Policy DE3 ii: "shall not be discouraged" should presumably read "shall be discouraged."	Agreed. Will be amended.	Take out the word 'not'
35	Graham Inns, Resident	General	Dear both, I am broadly happy with the above but have some concerns that are not & cannot be covered under planning. While I accept the plan can only cover planning issues. I do feel that a few local people will be upset that no long term solutions have been addressed for example, The sustainability of the many clubs that Fernhurst has for young & old a important plus that as a village we offer to people too many for me to name as I am sure I will miss some out. If you look at the Fernhurst news you can get a idea of how many. Long term: funding is harder to find not to mention the number of volunteers needed to run them. Again I accept that the Parish councils can not & should be expected to find the answers, but a bit more sharing of ideas would be a big help I will mention one & please do not feel I am getting at anyone on this. The request for the purple bus to come one day a week next term. No one from the youth club committee were asked about this ? If they had been then you would have been told it was considered but rejected because it is needed elsewhere within the Chichester area who have nothing for the youth. We do have a number of choices of clubs/activities for Youth during term time but most are closed at school holiday times.	Noted.	Text added to the section on Community Facilities.
36	Melvyn Benyon, Resident	Grammatical comments	1.3 (line 2) - interested (not "interesting") 1.3 (page 2 top line) - that without a plan the parish could (no "then") 1.5 (line 2) - early stages of the production (not "on") 1.9 - do we mean developed or development here?	Noted	Various changes made

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			<p>1.11 - duplicity of “also explains” 1.15 - acronym “NPPF” not explained until page 7; bring forward definition 2.2 (love the horsey culture phraseology!) but “gylls” should be “ghylls” or “gills” 2.4 (line 4) - do we mean charcoal “manufacture” or manufacturer here? 2.6 (last line, p7) - specifically provided for (not “provide”) 2.29 - working for themselves or with employees (not “of”) Page 15 (blue box) - a place where a lot of its residents are employed 3.2 (second bullet) - particularly in terms of its ability to address specific housing needs? 3.5 - something of which all can be truly proud: 3.5 (bullets) - Proud because of the ... (drop first “of” in each case) 3.8 - Based on these (or the) challenges (not “then”) 5.5 (line 2) - no apostrophe required for “older persons” 6.14 (line 4) - Therefore access would be almost ... (not “development would be”) Policy SA2 (blue box) - Hurstfold is referenced in 6.15 First phase, but not in Policy SA2 Phase One 6.32 - problems with paragraph structure diminishes emphasis on “significant” being the reason for change from “appropriate” to “inappropriate”? 7.2 (line 1) - The Neighbourhood Plan research has demonstrated (not the Plan itself)? 8 (Background) - development is directed away (rather than “directly” away)? 9.3 (line 2) - parish’s energy capability should (rather than energy “needs” should)? Pages 43 & 44 - Aerial photographs & outlines are incorrect!! 10.3 - In context of first sentence might an application “be considered favourably and quickly”? 10.10 (& TO5) - Personally I’d like the Plan to also consider “adjacent litter receptacles” (if it’s not too late) Page 55 (Policy DE3 i.) - surely this “shall be discouraged” (not “shall not”) 14.11 - jobs created must accord (not “most”) 14.13 (line 2) - “importance in supporting infrastructure for growth” (not “as” ... “to”)? Appx 2 (Review A) - “come onto the housing market” Appx 4 (page 11) Options 2 - “highlight what” (double spacing)</p>		
37	Noel Tonkin, Resident	Policy SA4	<p>The reference to glasshouses in the last paragraph of the policy statement is not relevant to Bridgelands. Also the penultimate paragraph should read “...in keeping with <u>the surrounding properties....</u>”</p>	Noted	Policy amended to remove this reference

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38	Noel Tonkin, Resident	Policy EE3	The map labelled Recreation Ground is actually the The Green in front of Crossfield shops. The map labelled Village Green is actually the Recreation Ground. There is no map which correctly outlines the Village Green.	Noted. Correct plans will be included.	Correct map inserted
39	Noel Tonkin, Resident	Policy DE3	The double negative in (i) makes nonsense of the statement. It should read "...shall be discouraged, particularly in more rural locations..."	Noted	Take out the word 'not'
40	Noel Tonkin, Resident	Grammatical comments	<p>Page 2, item 1.11 also explains is duplicated.</p> <p>Page 3, item 1.17 last line on page research should be researched</p> <p>Page 7, item 2.6 last full line provide should be provided</p> <p>Page 10, item 2.22 first line priorities should be properties</p> <p>Page 17, item 3.8 first line then should be the or these</p> <p>Page 29, item 6.8 Astra Zeneca should be Syngenta, because it is talking about the Syngenta site and nowhere else in the document is Astra Zeneca mentioned.</p> <p>Page 36, SA3 para4 provider should be provided, and para5 the words surrounding the need to be reversed</p> <p>Page 49, CF2 the word additional should be deleted, it implies that there are existing allotments which is untrue.</p> <p>There are too many split infinitives to list!</p>	Noted	Various changes made
41	Patricia Snell, Interested party (former resident)		 <p>Dear Sir/Madam,</p> <p>I have been looking at the excellent Fernhurst Neighbourhood Plan and would like to make one simple comment.</p> <p>Two years ago I had to move from a lovely rented property in the village and I have now moved to Rogate. The one</p>	Noted – painting of poles is a matter that is best dealt with outside the NP	No change

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42	Peter Hudson, Resident	Policy EE4	<p>Though it is not generally apparent from the usual maps, the land in the south west quadrant of the village falls away so that few houses have any view to the eastward. There are however, important views to the westward that are also available to and enjoyed by many living in the north west quadrant. There is no disadvantage or cost in including those views in the Policy and its associated sketch.</p> <p>Proposed change to Policy Include in the list of views to be protected: Henley Hill Older Hill Hollycombe Hanger</p>	Agreed – will reflect	Additional views to/from Titty Hill/Butser Hill and Telegraph Hill/Older Hill added
43	Peter Hudson, Resident	Policy DE3	<p>The double negative in the first line of item i is confusing. I assume the intention is to 'discourage' brick walls and wooden fences, but such expression carries little strength.</p> <p>Proposed change to Policy item i The edge of a property should be formed of indigenous shrubs or stone walling. Only in exceptional situations and justified by good reason, will close-boarded fences or brick walls be permitted.</p>	Agreed	Various changes made, including to the wording of Policy DE3
44	Peter Hudson, Resident	Policy DE1	<p>Policies in the document are detailed and quite comprehensive except on the question of the height of buildings. I know from a previous discussion, that Navigus have reservations on this issue, but 'tall' buildings would be</p>	Agreed – will reflect	New section added with new policy (Policy DE4)

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			<p>completely out of character with the village and reduce the light and amenity views of existing buildings. It is true that the developer of Wheelwright Close lost his Appeal against the refusal of consent for three-storey houses because of the damage to the amenity views of the houses on the west side of the road thus establishing the principle.</p> <p>In these times when money is so short, authorities might be disinclined, however strong the case, to take the risk of going to Appeal. Would it not be best therefore, to confirm the principle in the Neighbourhood Plan?</p> <p>The issue was addressed in weak sort of way on page 13 of the Village Design Statement; I say weak for it did not discourage the developer of Wheelwright Close from proposing 3-storey houses.</p> <p>It is not simply the living storeys either. It is attractive to a developer of small sites, to construct multi-floor buildings on piles leaving the 'ground' floor entirely open for the parking of cars.</p> <p>Proposed addition to Policy DE1 Additional statement: Developments should not exceed two-storeys as measured between ground level and the eaves.</p>		
45	Peter Hudson, Resident	References to Village Design Statement, Section 13	<p>The wisdom of referring to guidance contained in the Village Design Statement (VDS) is questioned on two counts. Firstly, it is inconvenient to any user to have to find a copy of the VDS (out of print is it not?) in order to understand the details of some NP policies. Secondly, the VDS has not been approved by the SDNPA : it is to be doubted that they will have the time to examine it and in consequence, it will carry less force than it did in its heyday when it didn't deter a developer. As a result it is likely to be ignored even though it still has some useful things to say. It will also make it much more difficult to amend later, those items which are only mentioned in the VDS.</p> <p>It would be much easier and cleaner to simply incorporate into the NP text those outstanding items of the VDS which remain valid. Everything then would be in one document. Once the NP receives approval, the VDS can be consigned to the archive.</p>	<p>The inclusion of policy referring to the VDS means that these particular matters become policy, rather than guidance. The policies in the NP seek to address the matters from the VDS that are of most relevance to the community.</p> <p>It is agreed however that the VDS should be reproduced so that it can be referred to as a guidance document.</p>	No change

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46	Peter Hudson, Resident	Photos after para 13.4	<p style="text-align: center;"><u>Photographs under paragraph 13.4, page 52</u></p> <p>These photographs are of my house and, for security reasons, I do not wish this fact to be revealed to the public. However, the photo. of the chimney stack is of low quality. I should be happy for the photo to be reshot or, if the Council so wish, I will do it myself.</p>	Agreed – will crop the photo to only show the brickwork, thereby making it impossible to know which house it is.	Crop photo
47	Ralph Carver, Resident	Sections 10, 11, 12 and 14	<p>2. The plan is rather let down in the final sections by repeated calls for things to be achieved through use of the community infrastructure levy mechanism. At best this can be thought of as 'pious hopes', rather like 'God will provide'. More seriously it evidences lack of rigorous thinking on our part. Let me give some examples :-</p> <p>Crossfield toilets - I am convinced (admittedly on no evidence other than my own surmise!) that Fernhurst villagers in general think it disgraceful that our public toilets are closed. It cannot be that expensive to open them in the morning, clean them and close them at night. I would be happy for a small increase in rates to cover this.</p> <p>Street furniture – again, this is a small investment that we ought to be able to make, where desirable, rather than looking to developers.</p> <p>Youth Club – I am not, personally, familiar with the Youth Club and its facilities. But it has a governing committee, which, anecdotally, is somewhat cheesed off with the various proposals that have been made for its relocation, commercial exploitation and so on. Where are the ideas / proposals from this committee? Or are they happy with what they have? If they have specific ways in which they would like to improve the Youth Club would these not be more readily achieved by way of benevolent fundraising? We have recent examples of successful fundraising in the two appeals for the recreation ground and the appeal for the parish and community room at the church. The Youth Club might generate similar support.</p> <p>Allotments – see Hurstfold.</p>	Other mechanisms for collecting funding for infrastructure can still be used. Stating that CIL money could be used for this purpose does not close off this opportunity. This also recognises that, at present, development is the principal means by which money can be raised to pay for infrastructure and Fernhurst, with an NP in place, will definitely get 25% of any CIL money raised within the parish.	No change
48	Ralph Carver, Resident	Policy SA3	<p>3. I remain deeply sceptical of the way in which Hurstfold has been considered and treated. The owner has done almost nothing to progress the planning permission for the site that he already has and the plan seems to anticipate letting him out of gaol for free. Poor though the existing industrial units are (potential health and safety issues?), there is little guarantee in the plan that these units have a viable future by relocating and this aspect is greatly downplayed in the plan. The site has an industrial and horticultural past, which will be ignored and obliterated under the plan proposals. The existing units ought to be brought up to a decent standard as the price for any residential development permission. I still think that the idea of using part of the site for</p>	A mixed use scheme accommodating both commercial land residential development was considered but not felt to work without re-creating the amenity issues already experienced by the local residents.	No change

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			allotments might have legs. Allotments have one protagonist who claims widespread support. Have we a list of those supporters. Have we asked them directly what they would like? Have we floated the idea of allotments at Hurstfold to them? If not, why not?		
49	Ralph Carver, Resident	Policy SA4	4. Bridgelands – I am not convinced that the issue of access to a residential development has been adequately considered.	The reasons for the inclusion of the site are stated clear in the NP. An SA has also established the sustainability of the site against other alternatives.	No change
50	Ralph Carver, Resident	Typographical and grammatical comments	<p>Page Section</p> <p>2 1.5 early stages of the production ...</p> <p>3 1.11 ... does therefore not provide general ...</p> <p>5 2.2 ... highest point in Sussex) is to be found ...</p> <p>12 2.25 If blue is for policies, why is 'Fernhurst parish is:' so coloured?</p> <p>43/4 9.11 In the pictures, the Crossfield highlight appears twice, the Recreation highlight is under the Village Green heading and there is no highlight of the Village Green.</p> <p>55 DE3 i Delete 'not'.</p>	Noted	Changes made
51	David Bleach, Interested party	Policy SB1	Whilst we may have the power or opportunity to change the SPA [settlement policy area], I believe the draft NP should clarify that the map is what we would want to see rather than indicate that it is the current position.	What is proposed is the policy position.	No change
52	Dave Gibbon, resident	Para 11.3	Regarding paragraph 11.3 on the subject of youth facilities. Firstly, I do not disagree with the comments on the youth club. However I do not think it shows the full picture of youth facilities within the village. There is also the other major youth organisation the Scouts Group. The Group has 60+ young people as members and is run on a completely voluntary basis. The Scout hut is in Ropes Lane and is a wooden building built in 1930. It is currently in a usable state, but continually in need of repair. We have just spent around £800 on sorting our water supply and looking at spending a few thousand in upgrading the electrics. The wooden structure is also showing signs of age. We are sitting on a potential time bomb in terms of the cost of maintaining the hut, which would be relevant to add to the neighbourhood plan.	Agreed - will reflect	Additional text added along with additions to Policy CF1.

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			Hence the neighbourhood plan only detailing the youth club requirements does not fully represent the needs of youth groups in the village.		
53	David Hyland Senior Community Engagement Officer, Chichester District Council	Section 11	<p>I have reviewed the Community Facilities section of the draft NP and would make the following comments:</p> <p>11.1 Is this exclusively Youth provision and Allotments, or are there other facilities that residents wish to see provided? My concern would be about the future enhancement of community buildings such as the village hall, which by omission may be jeopardised.</p> <p>11.2 I would suggest that this section of the NP highlights the capacity of existing community buildings both to accommodate the activities described and for any increases in demand resultant from development. A policy such as CF1 or an expansion to it could identify the use of CIL contributions for the enhancement of those venues.</p> <p>11.3 In current terms, it is difficult to make representation to developers about addressing existing deficiencies as maintaining existing buildings is not a consequence of new development. However, with a percentage of CIL coming directly to Parish Councils there may be greater flexibility in how monies can be spent. In any event, it may be easier to talk about "...improvements to" rather than specifically "...maintenance and..."</p> <p>11.4 If allotments are desired then does the NP provide the opportunity to designate a site for further allotments? Would certainly assist in progressing this aspiration (and justify the proposed policy in seeking contributions to, which would provide the means for future purchase)</p>	<p>11.1 The NP reflects the needs identified by the community.</p> <p>11.2 Noted. Additional text will be provided.</p> <p>11.3 This is correct that there will be greater flexibility. Amendments agreed.</p> <p>11.4 No suitable site has been identified.</p>	Changes made in respect of 11.2
54	John Mitchell, Resident	Section 2 & 14	<p>I agree with the Draft's general thrust, but believe it could be improved by some additions and changes of emphasis. My comments, below, are mainly confined to those areas of the Draft where I feel that, either the script, or the Policies themselves, could be improved, or where I wish to offer some challenge.</p> <p>2 The "History of Fernhurst" refers to the departure of Syngenta, but omits reference to its most important consequence – the loss of most of the jobs in the parish, some 600, about 500 directly and say 100 indirectly, serving the business. It should also be prominently flagged that, in spite of intensive marketing efforts over 13+ years to sell the site to a major business and/or to attract smaller businesses to the site, which has planning permission for commercial/light industrial use, only two small businesses employing between them a comparative handful of people have set up there. The conclusions to be drawn from these two facts, supportable by other data, are of key importance to a Neighbourhood Plan – as in 3, 4 and 5 below.</p>	Noted	Suggested changes made.

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			<i>[Suggest 2.5 to be expanded, including sense of 1st and 2nd sentences above. Also 14.1 and 14.2 – Employment- to include gist.]</i>		
55	John Mitchell, Resident	Section 2 & 14	<p>3 It is not stated that the overwhelming majority of those in work living in Fernhurst do not work in Fernhurst [and many of those running consultancy businesses from home in Fernhurst work largely in other town/cities.]; they daily transport themselves away from the village on weekdays.</p> <p><i>[2.29 is misleading; clarify accordingly. 14 – Employment - to make the point clearly]</i></p>	Noted	Suggested changes made.
56	John Mitchell, Resident	Section 1	<p>4 The poor employment prospects in the village are unlikely to improve significantly, which point is not clearly stated, tho' it is highly pertinent. It is very unlikely in the medium term that employment, even at a very small proportion of that used by Syngenta, can be attracted to Fernhurst; essentially the village provides too small a market opportunity and too limited an infrastructure, especially its transport links, in relation to those extant in e.g. Guildford, Petersfield or Chichester, or even Halsemere or Midhurst, both of which have more to offer an entrepreneur. Therefore, job opportunities in Fernhurst will probably remain low in relation to the working-age population of today. It follows that many of today's teenagers will have to seek work, and/or live, outside the parish.</p> <p><i>[1.19 does not say or imply this, but I believe it should]</i></p>	Disagree – this is not what this paragraph is getting at.	No change
57	John Mitchell, Resident	General	<p>5 Any significant increase in Fernhurst's population of working age will add hazard to a homes/jobs ratio that is already skewed, raising questions of sustainability.</p> <p><i>[I would recommend the inclusion of a comment to this effect somewhere?]</i></p>	This is a fact of living in a rural area where the number of job opportunities are limited. It would be dangerous to suggest that increasing the amount of housing per se would be 'hazardous' because of the change to the homes/jobs ratio.	No change
58	John Mitchell, Resident	General	<p>6 I believe we should state that new employee requirements in nearby towns should require housing to be available near those towns, rather than in Fernhurst, where it would exacerbate the current dormitory character of the village. I believe National planning policies would say that a village in a National Park should not be further developed as a dormitory for workers in enterprises in nearby towns, but our Plan should affirm this anyway.</p> <p><i>[include comment to this effect somewhere]</i></p>	This is a matter for strategic policy and is already provide by the Chichester Local Plan 1999, the relevant plan that the NP has to be in conformity with.	No change


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59	John Mitchell, Resident	Housing	7 With regard to the provision of “down-sized” housing for the elderly, I believe the draft Plan properly concentrates on locations near the centre of the village and the bus route; personally, I too doubt that many down-sizing retirees would want to move out to the Syngenta or Hurstfold sites.	We have sought to identify the most sustainable sites close to the village as possible.	No change
60	John Mitchell, Resident	Syngenta site, Section 6, Policy SA2	8 Because of [i] the proven, extreme unlikelihood of significant business being attracted to the Syngenta site, [ii] the lack of need for significantly increased housing for Fernhurst residents or workers, [iii] the site’s probable unattractiveness to retiree down-sizers and [iv] the lack at present of an entrepreneur willing to invest in a care/warden assisted facility, the possibility clearly exists that the Syngenta site is in permanent decline and we should cater for that. [I would recognise this in the Draft]	The policy seeks to provide a positive policy framework for Syngenta that reflects a range of needs.	No change
61	John Mitchell, Resident	Syngenta site, Section 6, Policy SA2	9 I am by no means convinced that the overwhelming majority of villagers [and those connected to Fernhurst] need any housing development at Syngenta. It would of course be nice to have retirees’ sheltered accommodation there, but that would be the decision of a willing entrepreneur so far not in evidence. Similarly, whether there is a market in Fernhurst for 1 and 2 bedroom flats for first time buyers/renters and/or down-sizing retirees to Syngenta needs more evidence to warrant a plan for a total of 75 new homes. [Certainly, Fernhurst has no need for the 15 larger homes [ie, 20%], that would supplement the 60 [ie, 80%]]. However, I support the provision on the site of reasonably priced premises for small businesses, eg those to be displaced from Hurstfold. I applaud the policy statement that this part of the Lod valley should be the subject of the most sustainable option [which could turn out to be radical – ie, even the eventual return of much of it to a tranquil and undeveloped space, as prior to the WW11 army camp]. [5.12 -?emphasise that the 75 is a soft target to be embarked on only if a need for the 60 intermediate homes is proven. Also 1.10 is relevant to the policy ie, - “enhancing the natural beauty”]	Syngenta is a site that must address some wider needs and a balance needs to be struck in the level of housing proposed in the NP	No change
62	John Mitchell, Resident	Section 11	10 The Recreation Ground gets too slight a mention. The “Rec” and its participant Sports Clubs – Soccer, Cricket, Tennis, Stoolball, Keep-Fit and the Bridge Clubs – now have excellent facilities for all ages, but are being especially developed for the young. Largely as a result of the rapidly increasing numbers using the “Rec”, the pavilion, like the Youth Club, will need capital within a few years.	Noted. A policy will be added to address this.	New policy to be added addressing the future needs of the pavilion at the Rec.

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			<p><i>[11.3 and “Community Facilities” Policy and App 4 Issue 2 d need augmenting to include the FRG]</i></p>		
63	Robin Jenkins, Resident	Various	<p>I found the Fernhurst Neighbourhood Plan to be well presented and covers a broad spectrum of factors pertaining to the village. However, having been directly involved in the production of the previous Parish Plan and Village Design Statement by the Parish Council, and noting the considerable effort put into this production I was looking forward to reading some “visionary” proposals in this new production and was disappointed to see that the FNP, in essence, is just a re-jig of the original documents. If you strip out all the trendy topics like protecting the environment and traffic calming measures the FNP amounts to a recommendation for more of the same approach to future planning and an opportunity to lay the foundations for the future of Fernhurst has been missed. Perhaps I should not have been surprised by this since the character of those in Fernhurst who volunteer for exercises like this has not changed over the years. My specific comments about the FNP relate to the Fernhurst Village Settlement Boundary and also the infrastructure supporting the village.</p> <p><u>1) Fernhurst Village Settlement Boundary</u> An opportunity to rationalise, and secure the boundary against future development proposals from developers or land owners has been missed. Plans showing boundaries with indentations, or projecting parcels of land, are a developers dream since they will always endeavour to “push the boundary of planning” by attempting to infill such sites on the basis that they are bordering the boundary and rationalise the situation. I have taken the liberty of reproducing the settlement boundary plan on which I have marked my proposed changes to the boundary in black. Speaking as a past Parish Councillor I have never understood why the land to the North and South of Church Road has been protected against development. These areas benefit only a few people and do not benefit the village as a whole and these would make ideal sites for housing development to meet village needs and would be better for the village than development on the ex-Syngenta sites all of which are remote from the village centre.</p> <p><u>2) Village Infrastructure</u> The FNP appears to be pre-occupied with trendy subjects like the environment and traffic calming and mention is made about health care and the school but no mention is made of the essential Public Utility services and their capability of supporting development in Fernhurst.</p> <p><u>2.1) Fernhurst School</u> – As a past Governor of Fernhurst School I must take issue with the statement “ there is no potential for further physical growth on the site” and query how anybody can make such a statement when the school is blessed with so much land let alone the possibility of extending the single storey buildings upwards.</p>	<p>1. The settlement boundary does not include any greenfield areas of land on the edge of the settlement. Unclear as to why therefore that the proposal is to significantly increase the extent of the boundary and therefore open up these additional areas within the boundary to potential development.</p> <p>2 and 2.2. The provision of appropriate utilities is necessary to support development and the providers have a legal obligation to provide these connections. The scale of development proposed are not considered to require contributions towards increased utilities infrastructure.</p> <p>2.1 The potential for expansion has been considered through consultation with the education authority.</p>	No change

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			<p>8 FERNHURST VILLAGE SETTLEMENT BOUNDARY</p> <p>Background and policy justification</p> <p>Given the community's clear strength of feeling about the need to ensure that development is directly away from the greenfield land on the edge of the village, it is necessary to provide a degree of protection from development. The Neighbourhood Plan, within the context of Fernhurst parish's location in a National Park, has sought to proactively drive and support sustainable development and to respond positively to the opportunities within the parish for growth, as required by the National Planning Policy Framework. Therefore it is appropriate that a settlement boundary is applied.</p> <p>POLICY SB1: FERNHURST VILLAGE SETTLEMENT BOUNDARY</p> <p>The Fernhurst village settlement boundary is shown in the map below. There will be a strong presumption against development outside this boundary (apart from on-site allocations SA2 to SA4) because it will create inappropriate sprawl of the village of Fernhurst and will therefore not serve to contribute towards the overall objective of keeping Fernhurst village as a tranquil rural village within its setting in a National Park.</p> <p>Fernhurst Village Settlement Boundary</p> 		

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64	Robin Jenkins, Resident	Various	<p>2.2) <u>Public Utilities</u> – the foul sewer system in the village and the sewage works were overloaded 25-years ago resulting in contaminated watercourses flowing into the River Rother and partially treated effluent being discharged from a grossly overloaded sewage works in times of storm. I am not aware of any improvement in this situation and significant housing development has occurred over the years since I appraised the system.</p> <p>Also we all know that the water and electricity supplies are subject to frequent outages due mainly to the age/condition of the supply installations.</p> <p>Surely a pre-condition should be in place in the FNP to the effect that future development can only be permitted subject to work being carried out, and funded, to raise the capacity of our infrastructure to meet planned development before that development is allowed to take place.</p>		
65	Mellony Poole, Resident	Para 6.34	<p>Firstly I do want to say how impressed I was with this document and congratulate and thank all those who have spent so much time and energy into producing what is an excellent document which should stand the village in good stead over the next 20 years.</p> <p>There is one small and probably non-material factual error in paragraph 6.34- it is simply that all the 5 cottages to each own two off road car parking spaces each.</p> <p>However in my view what I certainly value is the possibility of there being further available off road parking in the event of a development - and of course the retention of all the mature trees and little or no traffic increase down the narrow lane.</p> <p>But again, many congratulations and thanks to all contributors.</p>	The majority of other responses have said that off-road parking is not needed; therefore reference to this has been removed from the policy.	Policy and supporting text amended to remove reference to additional off-road parking.

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66	Holly Ranft, Resident	Paras 3.4, 3.5	<p>Thankyou for the care and time you've put into The Neighbourhood Plan so far.</p> <p>Recent activity from Celtique Energie and the impact it could have on the community and environment led me to consider how proposals such as theirs can bear relevance to the Neighbourhood Plan.</p> <p>I'd like you to consider some amendments suggested below:</p> <ul style="list-style-type: none"> To 3.4 (volumes of traffic and road safety along the A286) 'and connecting minor roads' could be added. These minor roads would have problems supporting high volumes of traffic. <p>Celtique Energie have proposed to drill a well at Nine Acre Copse to search for oil & shale gas. They may proceed with hydraulic fracturing (see their partner Magellan's letter to shareholders at pr.newswire.com/news-releases/magellan-petro-leam-corporation-ceo-issues-letter-to-shareholders-20130471.html where unconventional refers to hydraulic fracturing). Both activities require Heavy Goods and Large Goods vehicles to transport equipment, water, chemicals and shale gas (oil). Combined with the transport of water to the site this would noticeably increase the volume of traffic on minor roads such as Vann Road as well as the A286 through Cambridgeshire to the A3 (to keep the letter brief as I can't leave you to do further research if you wish into this particular case)</p> <ul style="list-style-type: none"> To 3.5 (pride of the way development looks, limited impact on environment & integration of new residents and businesses into local community) please add and ^{and} businesses ^{businesses} whose practices support the Neighbourhood Plan (e.g. 3.8 objectives 1 & 3) (and support the Neighbourhood Plan) <p>Using Celtique Energie as an example again I bring your attention to the likely noise, light, air & groundwater pollution which'd be caused by their drilling processes (carried out 24/7) which'd affect local businesses currently reflecting our position in the local parts e.g. Night Pastures yurt holiday business at Lower Lodge Farm. The drilling processes also do not comply with 'limited impact on environment' as addressed in 3.5. ^(a fairly new business)</p> <p>Thankyou for your time & consideration,</p>	<p>3.4 – agreed</p> <p>Oil and shale gas matters are not within the remit of the NP</p> <p>3.5 – it is not appropriate to only refer to businesses whose practices support the NP. The NP is a policy document that directs development but it cannot restrict businesses based on their ethos.</p>	<p>Change made to para 3.4.</p>

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67	Parker Dann, Chris Wojtulewski (on behalf of PNH Properties)	Proposed new policy	<p>Dear Sir/Madam</p> <p>Fernhurst Neighbourhood Plan May 2013 Draft for Informal Consultation</p> <p>I am writing on behalf of my client, PNH Properties – the owner of the Fernhurst Business Park, in response to the above document that is currently the subject of public consultation by the Parish Council. As the owner of an important business site in the Parish, PNH Properties welcomes the opportunity to comment on the Neighbourhood Plan and is keen to maintain a dialogue with the Parish Council beyond this current consultation exercise.</p> <p>Background</p> <p>As the Parish Council is aware, the Fernhurst Business Park has a long history of commercial use. PNH Properties has owned the site since 2005. The business park is very successful, accommodating 40,000 sq ft of commercial floorspace – ranging from 12,000 sq ft warehouses to smaller workshop and office space. Each warehouse unit is self contained and has allocated parking. The units accommodate a range of successful local businesses and the site therefore represents an important location for local employment. All of the space at the Business Park is occupied demonstrating the suitability of the site for commercial use and the quality of the accommodation on offer.</p> <p>The Future</p> <p>My client’s significant investment in the site over the years and attention to maintaining a high standard of accommodation for the occupiers demonstrates a long term commitment to the Business Park. However, to continue and indeed enhance the quality of the site, it is essential that the site is able to evolve and expand to meet the changing needs of occupiers. To achieve this, my client will need a positive local planning policy regime that supports the continual improvement of existing accommodation on the site as well as its expansion in a sensitive and well planned manner. This is essential for my client if they are to make long term investment decisions regarding its future. The Neighbourhood Plan offers this opportunity and through our review of the Draft for Informal Consultation, we already see there is support in principle for this.</p>	Agreed that this should be included	New policy added to the Employment section.

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			<p>The Neighbourhood Plan</p> <p>I note that the Draft Neighbourhood Plan already gives some recognition of the value of the Business Park to the local economy (particularly at paragraphs 6.22 and 14.5) and this is welcomed and supported by my client. However, to create the certainty that is required to support the long term future of the site and guide key investment decisions, I consider its formal allocation as an employment site is required in the Plan. In my view this would accord with the overall aim of the Plan outlined at paragraph 3.7 and its specific objectives listed at paragraph 3.8 – particularly Objective 3 and Objective 5.</p> <p>The allocation and support for the Business Park would help to maintain and indeed strengthen the local economy and would help to address the loss of employment land arising from the allocation of the Syngenta site for mixed use development and the Hurstfold Industrial Estate and Bridgelands site for residential use. The allocation would support appropriate changes of use, alterations, extensions and redevelopment of the existing premises on the site together with an extension of the Business Park onto adjoining land within the ownership of my client. By adopting the approach to site allocations identified in the Draft neighbourhood Plan we have prepared the following text that the Parish Council may wish to consider using if it agrees to the principle of the allocation of the site;</p> <p><i>"The Fernhurst Business Park accommodates a number of important local businesses within purpose-built commercial buildings. It is a key local employment site and plays an important role in supporting the local economy. The Parish Council recognises the value of the site continuing in commercial use but also understands that the needs of existing and future occupiers may change during the life of the Neighbourhood Plan and that the site will need to adapt accordingly.</i></p> <p><i>The Business Park also has the potential to expand in a sensitive manner that reflects its location within the National Park and this would help to address the potential loss of employment land resulting from the redevelopment of other commercial sites allocated within the Plan for residential development and other uses. The design and layout of further commercial development on the site is of paramount importance given the National Park location and this should therefore be of a comparable form to the existing development on the site. Associated parking provision and the impact of additional traffic generated by this development must also be acceptable to the highway authority."</i></p> <p>SITE ALLOCATION – FERNHURST BUSINESS PARK, MIDHURST ROAD</p> <p>The continued use and development of the site for commercial (Class B) uses is supported. To maintain its value as a local employment site in the Parish the following developments will be permitted;</p> <ul style="list-style-type: none"> i Changes of use of individual buildings within the Class B Use Class; ii Alterations and small scale extensions to existing buildings; iii Redevelopment of existing buildings to provide replacement commercial floorspace of a similar scale; and iv New build commercial development (B1/B2/B8) on the existing yard area to the rear of existing buildings 3 and 4 (the south west corner of the site). <p>In each case, such development will be required to be of a similar scale and layout to the existing development on the site and should respect the rural setting of the site.</p>		

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			<p style="border: 1px solid black; padding: 5px;">Associated parking provision and the impact of additional traffic generated by the development must also be acceptable to the highway authority.</p> <p>Such an allocation would accord with paragraph 28 of the National Planning Policy Framework which states;</p> <p><i>"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:</i></p> <ul style="list-style-type: none"> • <i>support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;"</i> <p>I hope this letter is of assistance to the Parish Council as it continues to prepare its Neighbourhood Plan. I would also welcome the opportunity of discussing the potential of this site and our proposal for it to be allocated in the Plan with the Parish Council and would be pleased to provide the further information on the site if this would be helpful.</p> <p>I would be grateful if the Parish Council could acknowledge receipt of this letter.</p>		
68	Iain Brown, Resident	General	1. Thrust to limit development to brownfield sites and not on greenfields near the village commended.	Noted	No change
69	Iain Brown, Resident	Section 6, Syngenta	2. I am not sure we have been adventurous enough or sufficiently speedy on provision of market or affordable housing at Syngenta. I fear the numbers put forward will neither satisfy CDC, SDNPA, the examiner (or the developer). We know the SDNPA expect Fernhurst to accept some of the open market housing required in the National Park (but have volunteered no guidance). We are only offering 75 units for both local downsizers and intermediate tenure and that mainly 1 - 2 beds. I realise this is a compromise but I think we must be more realistic/practical and offer say 100 units of all sizes with perhaps 20% for affordable, which together with relets should enable us to make a quicker attack on affordable housing needs.	Agreed. Changes made to reflect a more appropriate split of affordable housing between intermediate and social rent and in terms of total number of dwellings.	Syngenta policy and affordable housing polices amended.
			On the subject of downsizers, I still think the numbers bandied about are greatly exaggerated and I don't see Syngenta as a desirable site; also most downsizers want at least two bedrooms!		
70	Iain Brown, Resident	Sections 4 and 5	3. The link between allowing market housing and the provision of affordable house sites needs further explanation/estimates of market housing requirement elaboration and we need both CDC confirmation of numbers used and SDNPA estimates of market housing needs for Fernhurst.	Noted and further evidence has been collected, particularly through the SHMA	Changes made to the Housing section.
71	Iain Brown, Resident	Section 9	4. Disappointed our L & E comments on wind turbines and solar has not surfaced.	Wind turbines are potentially a national matter. However, a statement can be made about	Statement on wind turbines added. Policy on solar

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				them. Solar panels are largely permitted development. However, we can address where they are not permitted development in Conservation Areas.	panels in Conservation Areas added.
72	Iain Brown, Resident	Section 9	5. The instruction to ignore mineral rights and hence oil and gas drilling (fracking) is regretted for its considerable potential adverse effect on L & E. We do not believe we should leave the NP without reference to the overwhelming opposition and likely change in character from rural to industrial and the effect on the environment, transport, noise, light pollution etc not just on the current site in question, but proliferating throughout the low Weald. We need to talk to local HAs to determine their position.	This is outside the scope of the NP.	A statement to this effect to be added.
73	Iain Brown, Resident	Section 9	6. We have not played our situation within the National Park strongly enough - especially in relation to adverse environmental issues.	Not clear what this is asking for.	No change
74	Iain Brown, Resident	Section 4	7. Band D applicants haven't a hope in hell of getting social rental accommodation and are thus obliged to try to enter the intermediate market, if they can afford it. Is this right or fair? Your email of 25.6.13 says Band D applicants are classified as "not having a housing need". We know this to be wrong and FPC should be trying to change CDC Register/Rural Allocation Policy and take an active part in decision making.	Agreed. Changes made to reflect a more appropriate split of affordable housing between intermediate and social rent and in terms of total number of dwellings.	Affordable housing policy amended.
75	Iain Brown, Resident	Section 14	8. There is considerable space devoted to minor issues such as traffic calming and shared surfaces - these are distractions and direct attention away from the main thrust. Drop 14.14.	Disagree – these are issues of importance to the community and so should be retained.	No change
76	Iain Brown, Resident	General	9. There is a need to take on board SDNPA comments in their email of 7.5.13.	Noted	This is dealt with separately.
77	Iain Brown, Resident	Various	Detailed Comments 2.2 Line 6 - typo - delete "the" and substitute "to" 2.10 Define Super Output Areas (or ignore?) 2.19 What are the implications of age group 1 - 14 decline in 15 years time - fewer children at school? Fig We are told there are 291 affordable houses in Fernhurst - this 2.6 figure does not reflect this! 2.25 Third bullet point is at odds with 291 affordable houses = 25% of total	Noted. Much of this will change due to the proposed changes to the housing policies. Where relevant, changes have been made.	Various changes made.

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			<p>3.8 Reverse order Obj 2 is more important than 1 Obj 4 As this stands this is NOT our intention and needs rewording Obj 7 Add and incorporate innovative low carbon technology</p> <p>4.4 Is a key statement and is endorsed perhaps by adding “as a priority” at the end of the sentence</p> <p>4.4 Add reference to self build somewhere</p> <p>4.6 Add “within a realistic time scale (0 - 2 years)” to ensure applicants notice and approve of the changes</p> <p>4.7 Line 5, insert “limited” before public transport. Last two sentences might be more diplomatically worded - not all immigrants are from urban areas!</p> <p>4.10 We need urgently to have a figure here that the current incumbents /operators of the CDC housing register accept. Personally as per 4.6, I would like to see the NP get off to quick and effective start by satisfying all 35 current applicants within a 2 year not 5 year period.</p> <p>4.12 I would like to see Band D applicants recognised as being qualified by dint of local connections to being housed - social renting as well as intermediate.</p> <p>4.13 The SDNPA have not been helpful to date in giving their views on affordable and market housing needs for the well being of the Park community as a whole and where this should be accommodated. Add limited employment prospect to the constraints listed.</p> <p>4.14 There needs to be greater clarity, openness and cooperation of the CDC Registrars on the rural Allocations policy with FPC. I don't agree with the conclusion that relets will within 5 years satisfy the current crop of Band A-C applicants to say nothing of new (fresh) applicants. I don't think CDC will willingly give up their control/power and their desire to accommodate non-local connections in Fernhurst.</p> <p>4.15 This statement should go on to clarify the present position. We should not jeopardise the introduction of the new local connection policy.</p>		

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			<p>4.16 There is need to further express how the system normally works. If</p> <p>4.17 the provision is for 20% affordable houses, then the developer hands sufficient (building plots) land to the Housing Association (HA) on a FOC basis to enable them to build 'cheaper' affordable houses. The HA normally gets the developer's builder to construct but this is not obligatory.</p> <p>4.19 We are only promoting intermediate housing for Band D applicants because under current rules they are not seen to have a housing requirement - we know this to be wrong - see earlier overall comment No 7. Many Band D applicants cannot even find the modest deposit required for intermediate (part buy, part rent) and hence are forever (?) consigned to rent.</p> <p>4.21 Disagree with conclusion. I think there will be a need for both social 4.22 rented and intermediate tenure.</p> <p>Policy AHI Why wait for 5 years to see if the policy is working or not? Make provision now for a modicum of affordable housing for social rent and intermediate. See Comments above.</p> <p>5.1 The reluctance of SDNPA to provide guidance is regrettable. I am not sure if it is sensible to base our estimate on demands for market housing solely on the needs of older Fernhurst residents downsizing and first time buyers. We cannot be so inward looking. Some inward immigration into the community brings fresh talents. Comer Homes clearly think there is a market for 250 market houses but there is no reference to this in the text. Even if we use the more realistic figure of 150 and apply the 20% rule, this would deliver 30 affordable building plots for a HA. Do the HA 'require' to be given FOC land to build affordable houses or could they not buy reasonably priced open market housing?</p> <p>5.10 There is no need for GP services to be 'stretched'. The practice consulting facilities are only used part-time at present. May not the present high demand at the school be a temporary blip?</p> <p>5.11 The development at KEVII will have significant effect on timing and demand for housing in the area. What is the proportion of affordable housing planned on site? There is also a proposal for 170 new houses in Liphook on WWF land.</p>		

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			<p>5.12 The first appearance of 75 units needs explanation. Downsizeers usually want at least 2 bedroomed properties.</p> <p>6.8 Need to reword to explain ICI - Zeneca - Syngenta</p> <p>6.9 The Pagoda only had 'reception, conference, dining and Director' facilities - it was not the major office block. The suggestion has been made that FPC should consider applying for the Pagoda to be listed.</p> <p>Policy SA2 I don't think this phased approach is practical. I would like to get Comer off the site as early as possible even if this requires us to accept more market housing than Fernhurst residents require.</p>		
78	Iain Brown, Resident	Various	<p>Other Matters</p> <p>If one is trying to pressure the historical context of the site, one might suggest the Army guardroom be retained and repaired.</p> <p>6.31 Line A. 1986 is probably more accurate</p> <p>6.32 TPO all remaining trees</p> <p>7.4 Line 3. After therefore insert "do not"</p> <p>8. There are inaccuracies in the map on page 40</p> <p>9. Why no mention of wind or solar and is this the right place to mention oil and gas exploration/exploitation? Page 43: Recreation ground photo wrong, see p 44</p> <p>9.14 Page 45 - incomplete map</p> <p>11. Fernhurst Community has been fairly adept at funding its own requirements and I would hesitate to recommend more market housing just to justify developer contribution to community facilities. See overall comment 8</p> <p>12.7 Long distance though traffic is also important</p> <p>12.10 Shared surfaces is just a current planners fad</p>	<p>Comments taken on board where appropriate. In particular, it is not considered that there is sufficient justification to drop Policies EM5 or DE3.</p>	<p>Changes made as appropriate</p>

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			<p>13.7 Delete reference to 'dry' walling - there is none - mortar is used in our sandstone walls</p> <p>Policy DE3 Seems petty issues brought up in comparison with the passionate advocacy of retaining the rural village feel, open spaces, views, protecting ROW and Greenfield sites - these are not mentioned</p> <p>14.4 What dirigist plans do we have?</p> <p>14.5 Incubator Centre - first mention but not a bad idea</p> <p>14.14 Drop idea in view of SDNPA comments</p>		
79	Iain Brown, Resident	Various	<p>Final Thoughts</p> <p>Finally a stab at a pragmatic view of site allocation based on what we might know now of CDC/SDNPA/Examiner/Comer Ambitions (with hindsight).</p> <p>a. Retain in a small, compact, refurbished and landscaped (bunded) industrial section at Hurstfold plus 6 houses.</p> <p>b. The old orchard at Homelands Copse be donated by Comer to FPC for development as allotments/sports facilities (bowling) and perhaps a new cemetery.</p> <p>c. Bridgelands: protect the site with TPOs but allow up to 10 houses (profitable to the developer!)</p> <p>d. Highfield: keep the pagoda and the army guardroom - insist on more industrial/commercial floor space and allow 100 - 150 new homes and 20% affordable houses with a few self-build.</p> <p>e. Forget all the section 106 bribery but go for a commercial Midhurst, KEVII, Syngenta, Fernhurst, Haslemere (station, hospital and Tesco) bus service run at convenient and regular intervals during the day. If necessary FPC should help pay for this out of precept and perhaps if we went out to tender this might go to a local entrepreneur.</p> <p>f. FPC get into the act and deliver quickly immediate, affordable housing (social rented and intermediate).</p>	Comments noted. The NP is seeking to be positive about growth within the context of the overall vision.	No change

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			g. Underpass from the school to the North Rectory field or a playing field or a school building - compulsory purchase if necessary. h. Oil Storage Depot: apartments for independent oldies.		
80	Iain Brown, Resident	Various	Other Thoughts 1. TPO trees at Highfield 2. List Pagoda building 3. Review listed building list and create a civic list. 4. Can't remember reference to self-build	TPO and listing are matters outside the scope of the NP. Policy MH2 addresses self build.	No change
81	Manu Pezier, Resident	Section 9	I'm fairly happy with the draft as it stands. My only question was with regard to the specific naming of protected green spaces (i.e. the Green, the Rec, the grass at Crossfields). By naming these spaces, could it be inferred that other green spaces are somehow less protected? The settlement boundary is defined on the map, and the associated text is that no development should occur outside it. Since the Green and the Rec are already protected by being outside the settlement boundary, why do they need this extra level of named protection? Does it not suggest the base level of protection is really no protection at all? If so, should we not name further green spaces close to the edge of the settlement boundary (the plots that were initially going to be earmarked for development, but that we all worked so hard to protect), e.g. Lower Nappers, Rectory Field, Hawksfold, Bennet's Field, and so forth...?	The Local Green Space designation can be used to protect spaces of significant value to the community. The areas in the NP are those that fulfil this criterion.	No change
82	Alex Watt, Resident	Various	1. Paragraph 2.21 (page 10) - this refers to the lack of terraced properties being developed over the post-war period. Is this actually correct? I was under the impression that West Close/Nappers Wood etc were all developed during the 60's/70's/80's? Don't these areas have some terraced housing, or have I got this wrong?	This is the history as document by the Fernhurst archivists.	No change
83	Alex Watt, Resident	Various	2. Paragraph 2.22, first line (page 10) - I think the word should be "properties" rather than "priorities".	Agreed	Change made
84	Alex Watt, Resident	Various	3. Paragraph 5.12 (page 24) - I don't disagree with this, but I just wondered where the number 75 came from? Do you agree with this figure out of interest?	Changes made to the policy for Syngenta	Syngenta policy changed.
85	Alex Watt, Resident	Various	4. Paragraph 5.14 (page 25) - I would have thought that the word "may" would have been better than the word "will" in the middle of the fifth line. We don't want to provide an absolute position here.	Changes made to the policy for Syngenta	Syngenta policy changed.
86	Alex Watt, Resident	Various	5. Paragraph 6.2 (page 28) - is it better to say "on the edge of the village outside the settlement boundary identified in SB1" rather than "in the edge of	Agreed	Wording changed

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			the village" in the fifth line?		
87	Alex Watt, Resident	Various	7. Policy SA3 (Page 36) - I don't really understand the reference to Section 106 Agreements in the first paragraph. Is it really a matter for Section 106 Agreements? I may have misunderstood but is intermediate tenure not down to the type of housing that is being applied for in planning terms? Similarly I don't really understand the fourth paragraph. How does a financial contribution provide the units? Perhaps this bit needs some re-drafting?	This is an appropriate mechanism	No change
88	Alex Watt, Resident	Various	8. I believe the pictures on pages 42 and 43 are mixed up. The pictures for the Recreation Ground and Crossfield appear to be the same and the picture for the Village Green actually shows the Recreation Ground.	Agreed	Changes made to pictures
89	Alex Watt, Resident	Various	9. Policy EE4 (page 45) - I note reference to protecting views of Blackdown, Marley Ridge and Bexley Hill which I completely agree with. I think we should also be referring to the ridge running west of the Midhurst Road (i.e the other side of the road than Bexley Hill) which you see looking south from Fernhurst.....I think this is the ridge running to Woolbeding. There is a lovely view from Crossfield/Vann Road/West Close to this ridge which should also be protected. By listing, Blackdown, Marley, Bexley and this Woolbeding(?) ridge we are covering all four sides of Fernhurst it seems to me.	Agreed – additional views added	Additional views added to Policy EE4.
90	John & Lesley Freeman, Residents	Section 6, Hurstfold	<p>We would like to make comments on the draft Fernhurst Neighbourhood Plan which appears to be well thought out and pretty thorough.</p> <p>As residents of Hurstfold we are particularly interested in the plans for Hurstfold Industrial Estate, Surney Hatch Lane. We are in complete agreement with the proposal shown for the Industrial Estate to be relocated to another more suitable location within the village for all of the reasons given in the document. We would also like to express our support for the option of housing on the site to replace the industrial estate.</p> <p>We recognise the importance of keeping some of the existing business who are currently located at Hurstfold within the village as they do provide services that are valuable to residents of the village. One such business that appears to be of particular importance to the village is 'Yew Tree Garage'. It has been established in the village for many years and has a large local customer base and is very well run. Out of the 13 units available there are currently 9 businesses operating from Hurstfold of which only 4 rely on being in Fernhurst. The other 5 are offering either specialised services (for example, motor sport, document storage or internet sales). Most businesses are either sole traders or father/son operations. I believe that there are only 1 or 2 business that do actually employ anyone and even then, only 1 person. At the present time it</p>	Noted	No change

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			<p>should also be noted that one of the businesses operating form Hurstfold is in the process of moving to new premises within the locality.</p> <p>We particularly welcome the comment in the summery given at the end of the section regarding Hurstfold which states that, 'new provision of floorspace must ensure that it avoids un-neighbourly uses impacting on residential amenity'. From our experience we know that this is particularly important as having inappropriate business situated near residents can be very disturbing and takes away from the enjoyment that one should reasonably expect from one's property. Therefore a more appropriate location for these businesses does need to be found so as not to impact local residents and to provide businesses' with better access to the A286.</p> <p>We are pleased to see that protection of views in the village are considered as a major asset of Fernhurst. This is another good reason for the Hurstfold Industrial Estate to be relocated to another more appropriate area of the village. Hurstfold sits directly between two of the most important view points in the village which are Blackdown and Bexley Hill. Both locations look directly down onto Hurstfold. Hurstfold is at present a huge eyesore from whatever direction you look at it. We therefore believe that having well designed low density housing and landscaping on this site will surely enhance the area.</p>		
91	Peter Monger, Resident	Section 6, Bridgelands	<p>The extents of the site as shown in draft is not the same as the Bridgelands site in Comer ownership, in particular the exclusion of the top field. I attach an extract from a plan received from Comer's architect used to prepare their original proposals for all their lands including the Syngenta site.</p> <p>The existing vacant buildings were built prior to the eighties redevelopment of the ICI Research Station. There is extant planning permission for redevelopment for Highfield which is part of a single plan consent for Highfield, Longfield and Bridgelands. Highfield and Longfield are referred as the Syngenta site. The full scheme included the Pagoda and the new headquarters building but was not otherwise completed.</p> <p>The road between Verdley Place and Bridgelands is a gated private estate road with no public right of way, only Comer and Verdley Place residents have a right of way. The road belongs to Comer and it is assumed would be attached to the Bridgelands site. It connects the public roads Lickfold Road and Oebourne Lane.</p> <p>Verdley Place consists of a mixture of houses and cottages of differing sizes;</p>	Noted – the new boundary provided will be shown on the plan	The new boundary provided will be shown on the plan for Bridgelands.

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			<p>there are no apartments. The mansion house is a Grade II listed building. The remaining buildings have been treated as being within the curtilage of a listed building. However, one of the original Victorian estate buildings is located within the Bridgelands site immediately opposite the old gardeners' and laundry cottages. It was the estate laundry.</p>		
92	Peter Monger, Resident	Section 6, Syngenta	<p>On another matter, which we did not discuss and is not related to Bridgelands. In para 6.14, I did note that there is a comment in the draft plan concerning pedestrian access between the Syngenta site and the village. There is potential to provide a footway between the site and the village subject to the availability and extent of highway land.</p> <p>I walked the route alongside the A286 and using existing footway and constructing new or improved footway within the verge it could be accomplished. However, I agree that it would not make a significant contribution to the choice of mode and would make little difference to the policy. The distance is longer than is considered suitable for all, but at least it is a possible link for those who would wish to walk. The suggestion was in the original Transport Assessment report for the site.</p>	<p>Agree that the policy should address the need to improve pedestrian access to Syngenta where possible.</p>	<p>Ensure that the Syngenta policy reflects the need to provide improved pedestrian access, where possible.</p>

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93	Catherine Mason, Savills (on behalf of Comer Homes)	General comments	<p>Dear Sir or Madam,</p> <p>FERNHURST NEIGHBOURHOOD PLAN – DRAFT FOR INFORMAL CONSULTATION</p> <p>Thank you for inviting us to make comments on the above plan. We have reviewed the draft plan and on behalf of our client, Comer Homes, have provided a response below. Comer Homes (Princess Park Manor Royal Drive, London, N11 3FL) purchased the former Syngenta site on Midhurst Road site in 2001.</p> <p>We have structured our response to provide comments on the preparation of the Neighbourhood Plan generally and then to provide comments on specific proposed policies within the plan.</p> <p>1) General Comments</p> <p>Neighbourhood Plans are required to meet the following conditions:</p> <ul style="list-style-type: none"> • they must generally be in line with local and national planning policies • they must be in line with other laws (EU obligations and Human Rights requirements) • if the local planning authority says that an area needs to grow, then communities cannot use neighbourhood planning to block the building of new homes and businesses; they can, however, use neighbourhood planning to influence the type, design, location and mix of new development • neighbourhood plans must contribute to achieving sustainable development <p>The Government adopted its National Planning Policy Framework (NPPF) in March 2012. Whilst we appreciate that Fernhurst is within a National Park and that as such conserving its landscape and scenic beauty should be given 'great weight' as set out at paragraph 115 of the NPPF, the draft Neighbourhood Plan does not acknowledge the presumption in favour of sustainable development which is seen as the 'golden-thread' running through both plan-making and decision-taking (NPPF Paragraph 14). Furthermore paragraph 17 of the Neighbourhood Plan identifies one of the core planning principles for planning to</p> <p style="text-align: center;"><i>'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'.</i></p> <p>The current draft of the Neighbourhood Plan does not accord with this principle and reads as a tool to resist growth with very minimal development supported. This approach appears to have been taken on the basis that the village is within the National Park rather than robust and objective assessment of potential development sites. Paragraph 3.3 of the Neighbourhood Plan states that:</p>	<p>The NP seeks to balance the guidance for what is appropriate within a National Park (as provided by the Government Circular) and the opportunities for development that arise. The NP proposes development of four sites, with three of these being significant within a rural area in a National Park. We therefore disagree that the NP simply resists development; it proactively plans for growth and is in accordance with the NPPF. This has been based on the evidence gathered, both from the technical evidence base and from the views of the community.</p>	No change

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			<p><i>'the people of Fernhurst are pragmatic – whilst many do not wish to necessarily simply preserve the village exactly as it is now, the large majority are concerned that development, if not properly addressed, would cause existing residents to suffer'.</i></p> <p>This seems to be the justification for the conservative approach to future development in Fernhurst, rather than based on reliable and unbiased evidence.</p> <p>Furthermore the NPPF (paragraphs 184 and 185) requires Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. It states that:</p> <p><i>'To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them'.</i></p> <p>The South Downs National Park Authority was charged with the statutory responsibility of writing the planning policy framework for the area from 1st April 2011. The authority is currently at the early stages of preparation of its development plan for the area and there is therefore no up to date Local Plan for the neighbourhood plan to conform to. The Chichester Local Plan is outdated (1999) and work is underway to prepare a new Local Plan which will exclude the area in the South Downs National Park. We are therefore concerned that the preparation of a neighbourhood plan for this area is premature as there is no way to assess whether it conforms with the strategic policies for the area as these are yet to come forward.</p> <p>The neighbourhood plan in our view has come forward at the wrong stage and should follow on from an up to date Local Plan rather than the other way around. We can not see how the Neighbourhood Plan can be found to be sound as it is contrary to the policies in the NPPF about preparation of Neighbourhood Plans and is therefore contrary to national planning policies.</p> <p>2) Proposed Neighbourhood Plan Policies</p> <p>Chapter 3 of the draft Neighbourhood Plan identifies Objective 3 of the plan to <i>'Ensure the most sustainable use of brownfield sites in the parish'</i>. However, it is our view that this objective is not achieved through the proposed policies in the Neighbourhood Plan.</p> <p>In general the plan seems to lack the evidence to underpin the policy requirements. No housing market assessment has been undertaken other than a questionnaire in the village. There is no reference in the Neighbourhood Plan to wider housing needs at a district, county or national level. There is a widely recognised need for housing in the United Kingdom at a national level and there is a government drive to deliver more housing to meet this need. Paragraph 47 of the NPPF requires local planning authorities to 'boost significantly' the supply of housing.</p>	<p>The NP is not premature – the Government has been clear and ministers have stated that any delays in bringing forward local plans should not prevent NPs from coming forward. This was a point made by the Examiner of the recent Tattenhall & District NP.</p> <p>The NP considers housing needs within the context of its location in a National Park. The Circular for National Parks states that they are not suitable locations for unrestricted housing and should be focused on meeting affordable housing requirements.</p>	

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94	Catherine Mason, Savills (on behalf of Comer Homes)	Policy MH1, Market housing	<p>Policy MH1: Market Housing</p> <p>Policy MH1 states that:</p> <p><i>'Of these 75 new market dwellings, at least 80% shall be appropriate for occupation by older persons. Such properties shall fulfil all of the following criteria:</i></p> <ul style="list-style-type: none"> - <i>Achieve Lifetime Homes standards, particularly in respect of wheelchair access</i> - <i>Be either 1 – or 2- bed properties but with 2 – bed properties preferred.'</i> <p>It is our view that the greatest demand in the area is for larger houses and the requirement for 80% of the market housing to be 2 bedroom properties appears to be unrealistic. Nor does it correspond with the Age Profile of Fernhurst set out at Figure 2.1 of the Plan. This shows that over 40% of the population in Fernhurst is between 25-59 and therefore not classed within the older persons group. The justification for 80% of housing to be 2 bed flats on the basis of the need for older person accommodation does therefore not seem to be based on robust evidence.</p>		

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95	Catherine Mason, Savills (on behalf of Comer Homes)	Policy SA2, Syngenta	<p>Policy SA2: Site Allocation – Former Syngenta Site, Midhurst Road</p> <p>The policy allocates the site for approximately 45 residential units. This is a previously developed site, over 10 ha, which is largely vacant and underutilised and is capable of accommodating significantly more than 45 units. The site is occupied by a significant amount of buildings in excess of 19,000 sq m. In addition the Longfield building comprises 2,238 sq m of employment floorspace which is occupied and the intention is for it to be retained. There is also significant hardstanding on the site including over 800 car parking spaces.</p> <p>At its peak the site had in the region of 700 employees and there were significant traffic movements associated with the site. The site is capable of being reused as offices without planning permission and there is an extant planning permission for an additional 6,200 sq. m of offices on the site which is capable of being implemented.</p> <p>The site is not a designated employment site, but the NPPF is clear that employment sites should not be retained where there is no reasonable prospect of them being used for that purpose. Residential redevelopment of the site as part of a mixed use scheme, with expanded employment facilities, is considered to be the most appropriate and viable reuse of the site as set out in previous correspondence with the Syngenta Working Group as part of the Neighbourhood Plan discussions.</p> <p>Our estimation is that the site could deliver in the region of 250 homes alongside consolidated and extended employment facilities (an additional 2,500 sqm). This would occupy a similar footprint and floorspace as the existing buildings on the site and due to the layout and design of the existing buildings would result in an enhanced landscape and visual impact. In order to optimise this large previously developed site which is currently occupied by significant built form and to make the most efficient use of it in accordance with Government objectives, there is a need to deliver a critical mass on this site far in excess of the 45 units identified in the Neighbourhood Plan.</p> <p>Paragraph 6.11 of the Neighbourhood Plan refers to policies in the NPPF in respect of National Parks and the requirement (paragraph 116) that planning permission should be refused for major developments except in exceptional circumstances and where it can be demonstrated they are in the public interest.</p> <p>The exceptional circumstance in this case is the fact that this is a large, underutilised brownfield site which can deliver significant housing and employment development to meet national needs. As set out above at its peak the site had significant movements associated with the use and it could be reused for offices without planning permission. The characteristics of the site are also exceptional in that it is well screened and its redevelopment offers the opportunity to enhance the landscape in the National Park.</p> <p>Redevelopment of the site offers the opportunity to reduce the hardstanding on the site and remove buildings which are at the end of their life and have become derelict. The site is unattractive and over dominated by concrete structures and hardstanding, its redevelopment offers an opportunity to soften the site so that it is more appropriate in its surroundings and sits more comfortably within the National Park. The site is well screened by trees from the surrounding areas. A landscape visual impact assessment will be submitted as part of an application to demonstrate that the proposed development will have no greater impact on views into the site. Indeed in those few locations where they are available it is likely to be a positive improvement.</p> <p>Furthermore, Chichester District Council can not demonstrate a five year supply of housing contrary to policies in the NPPF and has under delivered housing numbers in recent years. Whilst National Parks in themselves do not have specific housing requirements, the redevelopment of this underutilised site is therefore in the public interest to meet a national need for housing. In conclusion, although the site is in a National Park, exceptional circumstances apply as it is a significant previously developed site which has occupied an intensive use in previous years. The proposal will make efficient use of a previously developed site and the Government's presumption in favour of sustainable development should therefore apply.</p> <p>The draft policy in the Neighbourhood Plan requires retention of the existing Pagoda. The pagoda is reaching the end of its lifespan and structural investigations have concluded that the roof is leaking and it is not</p>	<p>Changes are to be made to the Syngenta policy to reflect the need for a comprehensive development.</p> <p>The Circular for National Parks states that they are not suitable locations for unrestricted housing and should be focused on meeting affordable housing requirements. Therefore, it is not considered that, just because the former Syngenta site is a large, brownfield site, it should be developed to its full extent, for significant levels of housing. The NP evidence base has shown that affordable housing needs are limited and therefore 250 dwellings is excessive.</p> <p>It is agreed that reference to the retention of the Pagoda should be removed.</p>	<p>Changes are to be made to the Syngenta policy to reflect the need for a comprehensive development.</p> <p>Reference to the retention of the Pagoda should be removed.</p>

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			<p>structural sound. A structural survey would be submitted with any application to justify removal of the pagoda, however, the current wording of the policy is unrealistic and not an appropriate strategy for the building. Aspinall's of London, the handbag company, currently occupies part of the site and the intention is for them to relocate from the pagoda (which they expanded in to a few years ago) into a new bespoke building if they would like to.</p> <p>This is a significant brownfield site which contains considerable built form. This offers the opportunity to meet a national housing demand for housing. The allocation of 45 units (potentially more in the future but this is subject to heavy caveats) represents a waste of this previously developed site and is unsustainable contrary to Government guidance. 45 units at the Syngenta site is in our view a significant under estimation of what should be delivered on the site.</p>		
96	Catherine Mason, Savills (on behalf of Comer Homes)	Policy SA3, Hurstfold	<p>Policy SA3: Site Allocation – Hurstfold Industrial Estate</p> <p>The site is allocated for residential development of up to 10 units. Paragraph 6.18 of the Neighbourhood Plan recognises that the 'site is remote from the main centre and is accessed along small lanes'. The Syngenta site is more sustainable with a good road network. However, we do not object to the principle of the Hurstfold site for the delivery of 10 residential units.</p> <p>We can not, however, accept the reference in the supporting text of policy SA3 to potential displacement of the existing employment floorspace at Hurstfold to the Syngenta site. There have been no approaches made to the owner in relation to this suggestion and it is not supported. There are considerable viability issues associated with redevelopment of the Syngenta site as it is without the additional burden of accommodating displaced floorspace from another site.</p>	<p>The NP is not requiring new floorspace to be built at Syngenta specifically for the Hurstfold occupants. It is requiring new floorspace appropriate for the needs of the existing Hurstfold businesses to be available before the Hurstfold site can be redeveloped. One of the possible places that could provide such floorspace is Syngenta, given the allocation of employment floorspace at that location. An additional policy permitting a small extension to Fernhurst Business Park will provide an alternative location.</p>	No change

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97	Catherine Mason, Savills (on behalf of Comer Homes)	General comments	<p>3) Summary</p> <p>For the reasons set out above, it is our view that without an up to date Local Plan in place, or at least in its advanced stages, the preparation of the Neighbourhood Plan is premature and the plan can not fulfil the requirement in the NPPF to conform with an up to date Local Plan.</p> <p>Furthermore the policies in the Neighbourhood Plan are not based on a robust and objective assessment of the sites and do not demonstrate how the Government's presumption in favour of sustainable development will be achieved. The levels of development which can be achieved on the Syngenta site are significantly underestimated. This is justified on the grounds that Fernhurst is within the National Park, but ignores the exceptional circumstances attributed to the site in terms of its previous use and characteristics within the landscape. In addition redevelopment of the site could provide much needed housing to meet national requirements.</p> <p>Neighbourhood plans should also accord with national policies and for the reasons identified above this requirement is not met.</p> <p>We would be very happy to meet with you to discuss the above representations if you think that this would be helpful. In the meantime, please do not hesitate to contact me should you have any queries.</p>	See responses above	No change
98	Michael Hydon, resident		<p>I suggest that the following changes [in italics] be made to the May 2013 draft NP:</p> <p>A. Para 5.12: add to final policy sentence: ----- considered appropriate, <i>ideally with some two bedroom retirement bungalows provided.</i></p> <p>[To reflect evidence in Appendix that there is an unmet demand for bungalows, but without being prescriptive as to number or location.]</p> <p>B. Para 12.6 on Bus Services and ref. to the Haslemere Hoppa: replace 'those in need of accessing neighbouring service centres such as Haslemere and Midhurst' with <i>'those in need of accessing destinations in Haslemere'</i> [Unlikely that Haslemere Hoppa would serve destinations other than Haslemere.]</p> <p>C. Appendix 4: To improve readability, I suggest that para numbers should be deleted. Those numbers are:</p> <p style="padding-left: 40px;">Issue 1 16-19 [these were incorrectly numbered in the draft]</p> <p style="padding-left: 40px;">Issue 2 1</p> <p style="padding-left: 40px;">Issue 3 1-4</p> <p>With those deletions, only the 'Options' would be numbered for clarity.</p>	<p>A. Agreed.</p> <p>B. Agreed.</p> <p>C. Disagree – numbering is helpful for reference. This will be made clearer</p>	<p>A. Wording added</p> <p>B. Wording added</p> <p>C. Options to have letters by them with main text numbered.</p>

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99	Michael Hydon, resident		<p>As a further comment on the 'NP draft for informal consultation', I consider that the following should be added to the Fernhurst Neighbourhood Plan:</p> <p>1. Clear statements along the lines that:</p> <p style="padding-left: 40px;">[a] Shale gas is classified as an unconventional energy source that comes under Minerals Policy. Potentially, it is a national strategic resource.</p> <p style="padding-left: 40px;">[b] Legislation dictates that Minerals Policy is determined at County or South Downs Park level --- and not locally. Quote the legislation refs.</p> <p style="padding-left: 40px;">[c] Accordingly, a local Neighbourhood Plan has no jurisdiction over Minerals Policy and cannot over-ride any agreed Minerals Plan.</p> <p style="padding-left: 40px;">Comment: The draft NP has currently said what it covers; statements above would make it clear to Fernhurst residents what the NP cannot cover.</p> <p>2. Further statements that:</p> <p style="padding-left: 40px;">[a] Because a Minerals Policy has not yet been defined within South Downs National Park and conservation of the landscape / scenic beauty within the Park is paramount, the NP assumes that no minerals extraction will take place that has any impact within the Parish of Fernhurst. The highest level of protection for the environment should be an over-riding consideration.</p> <p style="padding-left: 40px;">[b] If mineral extraction did take place at some point, then consequences for the delivery of the NP as set out could be --- specify anticipated impacts</p> <p style="padding-left: 40px;">Comment: Assumptions underlying the NP should be specified and it is entirely reasonable to flag consequences if those assumptions are breached. Background</p> <p>A proposal has emerged to test drill on a greenfield site near Fernhurst to determine the potential for the extraction of shale gas in the area.</p> <p>Just prior to that proposal emerging, the 'NP draft for informal consultation' was published --- but it is currently silent on its relationship with minerals policy. Without a written explanation, many people could get confused and expect to see reference to the test drill proposal in the NP and particularly to the</p>	<p>Agreed that a statement needs to be made on this to make it clear to the community that this is not a matter that the NP can address</p>	<p>Add a paragraph into Section 1 to make it clear to the community that this is not a matter that the NP can address</p>

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			extraction of shale gas by fracking [which has become a very hot and emotive topic in the village]. Statements as above should be included in the final NP to clarify the situation.		
100	Nick Johns, business owner		<p>"6.16 The existing industrial estate extends to just under five hectares and accommodates a range of small light industrial users, a small number of which provide services of direct benefit to the local community, e.g. car repairs and some basic engineering services. The remaining tenants do not have businesses which directly require a location within or close to Fernhurst and do not provide services of direct benefit to the residents of Fernhurst or provide employment to residents or past residents of Fernhurst.</p> <p>The nature of the businesses means that very few employ staff, the majority being sole traders. Some of these business owners, or the workforce of the few that do employ staff, either live in Fernhurst or have lived in Fernhurst in the past and have relocated and now live in nearby villages. In total, these businesses occupy less than 2,500m² of floorspace."</p> <p>"very few employ staff" "of the workforce of the few that do employ staff"</p> <p>This is incorrect, only 4 of the businesses do not employ staff, the vast majority do provide employment.</p> <p>"Fernhurst Business Park is also another potential sustainable location for such needs." "the equivalent amount of floorspace must be provided at Syngenta, Fernhurst Business Park or any other appropriate location that is not already occupied"</p> <p>Fernhurst Business park is fully occupied, planning permission was sought to build on the car park, but was turned down twice and again on appeal, the total new floorspace proposed being 576 sq metres.</p> <p>It's difficult to see how one might fit 2500sq metres of additional space into 576 sq metres, unless Mr Self and Mr Cottam and their colleague Mr Robbie have plans for a 5 story building?</p> <p>As it stands Hurstfold had the potential for more business/employment space, however if Hurstfold becomes a residential site, there can never be any further additional business activity in the parish of Fernhurst other that which currently exists, which is very little.</p>	<p>The wording has been revisited and minor amendments made. However, the intention is to distinguish between those that are largely 'one-man bands' and those that have a full time workforce. We disagree that "the vast majority" employ someone – this is not the case from the evidence undertaken that surveyed the individual businesses that were contacted and the evidence documented.</p> <p>In addition, all the businesses were written to regarding the NP and were invited to be part of the Hurstfold WG. The businesses at Hurstfold have also been consulted directly by NP Steering Group members.</p> <p>Fernhurst Business Park can accommodate some additional businesses but the expectation is that not all businesses will want to relocate within Fernhurst. In addition, this is not the only site within the parish that they could relocate to.</p> <p>Fernhurst Business Park is also looking to actively expand, whereas it is clear</p>	

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			<p>I also have to question the need for the site to become residential, given the expected 300 homes to be built at the Sygenta site, the oil depot becoming a residential site and the large number of homes being built at the King Edward site just outside Fernhurst.</p> <p>What is the justification for sacrificing an employment site and the businesses it supports for 10 houses given the hundreds of homes in the pipeline?</p> <p>"Micro-businesses"</p> <p>14.4 Fernhurst parish has a particular strength in small - 'micro' - businesses, and in particular, in the self-employed sector.</p> <p>14.5 The existing business centre at Fernhurst Business Park provides a strong base, as do the existing employers on the Syngenta site. "</p> <p>Given what has been written about Hurstfold, would it not also be fair to say that Fernhurst Business Park is home of businesses which not directly require a location within or close to Fernhurst and do not provide services of direct benefit to the residents of Fernhurst or provide employment to residents or past residents of Fernhurst?</p> <p>Given that more businesses exist at Hurstfold Industrial Estate than at either Fernhurst Business Park or at the former Sygenta site, why is there no mention of them or their role in Fernhurst's economy?</p> <p>It would seem that Hurstfold has been written out, and the businesses that exist there have been written off?</p> <p>I would also ask why at no point did anyone from the Steering Group make any effort to contact the businesses that exist at Hurstfold to either find out what future needs they had or what they thought of the site being redeveloped for either 4 or 10 homes?</p> <p>It was stated by John Self from the steering group that the owner of Hurstfold refused anyone from the Parish Council visited the businesses to garner their views, under the threat of trespass.</p> <p>I would wish ask once again why nobody from the Parish Council or the working group were allowed contact with the businesses to gather their views?</p>	<p>that Hurstfold is not (given that it has permission to build more units but this has not been done). It is in a better location to provide an attractive offer to new businesses therefore has greater prospects of attracting and retaining new businesses on a sound commercial basis.</p>	

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101	Catherine McLeod, Environment Agency		<p>Thank you for consulting the Environment Agency on your Draft Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.</p> <p>Together with Natural England , Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:</p> <p>http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.</p> <p>We understand from your correspondence you are also seeking our advice on your SEA Screening Opinion and SA Scoping.</p> <p>SEA Screening The Environment Agency, together with other bodies in England and Wales, is a statutory consultee in the SEA process. We must be consulted by plan-makers (or “responsible authorities”) at certain key stages.</p> <p>I appreciate that a neighbourhood development plan may require a strategic environmental assessment (SEA) under the Directive and early SEA screening is advised. The Environment Agency may be able to assist the Local Planning Authority at this stage by advising on whether your plan will result in significant environmental impacts within our remit. However please note that we do not advise on whether the plan falls under the requirements of the SEA Directive.</p> <p>Should the local authority determine that a Neighbourhood Plan does require SEA, we must be consulted on the scope to ensure our key environmental issues are addressed. We can also provide baseline information and data.</p> <p>SA Scoping We recommend an objective is included to protect and enhance the</p>	Noted. These matters are being dealt with through the SA of the plan.	No change

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			<p>environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity. Given the historic uses at your proposed sites, contaminated land and groundwater quality may also be a significant issue and development could bring opportunities for land remediation.</p> <p>We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies (http://www.environment-agency.gov.uk/homeandleisure/floods/31684.aspx), and the South East River Basin Management Plan (http://www.environment-agency.gov.uk/research/planning/124978.aspx)</p>		
102	Gill and Paul Kellett, residents		<p>Our comment to the proposed Neighbourhood Plan is that we are in agreement and would support it.</p> <p>We feel that it is well thought through and respects the findings of the survey. In particular the preservation of the Village as it is today; the views, the green spaces and the current size. Any development, if it has to be, is on the outside of the Village which we feel is important in maintaining the delightful character we have today.</p>	Noted	No change
103	Martin Small, English Heritage	Section 2 and objectives	<p>Thank you for your letter of 11th June 2013 seeking the views of English Heritage on your Council's Draft Neighbourhood Development Plan. I am pleased to make the following comments.</p> <p>Paragraph 2.4 could say a little more about the historic assets of Fernhurst, for example the grades of the listed buildings, what scheduled ancient monuments there are in the Parish and what is special about the Conservation Area (which should at least merit a mention). Is there a Conservation Area Appraisal and Management Plan? If not, then the Neighbourhood Plan should identify the need for these and ideally include their preparation in a policy or action plan.</p> <p>There is no mention either of heritage assets of local importance (as opposed to the nationally important designated assets). Is there a list of locally important buildings for Fernhurst ? If not, then again, this is something that should be recognised and addressed in the Plan. The local community could be invited to participate in a characterisation exercise for the village, which would help identify potential local assets and issues within Fernhurst. Attached to this letter is an appendix with a number of links to various guidance documents which might be of interest.</p>	Historic and heritage assets were not something that the NP sought to address. This was informed by the fact that no member of the community raised this as an issue throughout the engagement process.	No change


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			<p>Paragraph 2.9 notes that Hurstfold Industrial Estate and Bridgelands are sites which are considered to be of a quality not appropriate to a National Park. Whilst I understand the point being made, these sites are in the National Park. Any redevelopment of these sites should be of a quality that is appropriate within the Park.</p> <p>I welcome Objective 7 but am disappointed that there is no specific objective to conserve and enhance the historic environment.</p>		
104	Martin Small, English Heritage	Allocations	<p>According to our records, there are no designated heritage assets on any of the four sites allocated in the Plan for development. However, there are two Grade II listed buildings just to the west of the Syngenta site (The Kings Arms and associated barn) and the Bridgelands site is within the setting of both the Grade II listed Verdley Place and Bridgelands Farmhouse. Policies SA2 and SA4 should therefore include requirements that any development of these allocated sites should conserve or enhance the significance of these designated assets. In addition, the West Sussex Historic Environment Record should be consulted for any undesignated archaeological remains on these sites.</p>	<p>These matters – particularly the need to preserve the setting of listed buildings - are dealt with by national policy and it is not clear how any NP policy would add to this.</p> <p>The same applies to any archaeological matters, which should be addressed at the application stage.</p>	No change
105	Martin Small, English Heritage	Policies DE1 and DE2	I welcome Policies DE1 and DE2.	Noted	No change
106	John Lister, Natural England	Objectives and housing	<p>We welcome “Objective 1: Protect and enhance Fernhurst parish’s role in the South Downs National Park...”, however I can find no reference to ancient woodland which covers substantial part of the parish and is recognised as an irreplaceable habitat in National Planning Policy Framework (NPPF)</p> <p>It is unclear how the housing numbers relate to those of the Local Plan. It is also unclear whether consideration has been given to the Duty to Cooperate and to working with neighbouring authorities to deliver new homes with no or very limited impact on the character of the National Park (NP), although it is noted in paragraph 5.13 that some reliance is placed upon development permitted at the King Edward VII Hospital site.</p>	The adopted Chichester Local Plan is out of date and therefore there are no housing targets to direct the plan. The plan has worked with CDC and SDNPA to ascertain the level of growth that is appropriate for Fernhurst parish.	No change
107	John Lister, Natural England	Syngenta	<p>The Syngenta site, Midhurst Road – this adjoins Ancient Woodland and development needs to minimise recreational impact on this habitat through measures such as management, buffers and the provision of good open space. With a potential 45 units, the proposal is major development and needs to meet the requirements of paragraph 116 of the NPPF, notably demonstrating the need for development, impact on the local economy, the feasibility of developing elsewhere outside the NP, the detriment to landscape and recreation and the extent this could be moderated. The South Downs National Park Authority is best placed to comment on matters of landscape and</p>	Agreed. The policy has been revised to reflect the need for a comprehensive, carefully planned approach. The SA is dealing with matters relating to the sustainability of this site.	No change

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			visual impact, and on impact on the character of the NP. Given the location of the Syngenta site, the commitment in the policy under phase 1iii that "Provision of new employment floorspace (B1/B2/B8) shall be permitted" appears to open the way for development whose nature and scale may significantly impact on the character of the designated landscape. In any case, it would seem appropriate for a masterplan to be prepared for the Syngenta site which should demonstrate how the impact of development on the NP would be moderated or avoided.		
108	John Lister, Natural England	Hurstfold and Bridgelands	The Hurstfold Industrial Estate – whilst the scale of development is smaller than the Syngenta site, ten units is on the threshold of "major" development and this site should be considered in the context of the tests set out in paragraph 116 of NPPF. Bridgelands site – see comments on the Hurstfold site above.	The tests set out are considered to have been addressed	No change
109	John Lister, Natural England	Sustainability Appraisal and HRA	The issue of the need for full Habitat Regulations Assessment (HRA) and a Sustainability Appraisal (SA) are matters best considered by your Local Planning Authority. Some of the proposals in your Neighbourhood Plan may have been anticipated by work on the Local Plan and tested by their HRA and SA. If this is the case, it saves you time and effort and (as necessary) your proposals will be considered "in combination" with the proposals in other areas that are likely to have a significant effect on European sites.	Noted	No change
110	James Leaton, resident	Bridgelands	Map: The area indicated in blue on the map is currently used to keep horses by the riding stables to the South – perhaps this was included in error? This will obviously reduce the size of the site, and the potential uses.	Map. Noted – the map will be reviewed to reflect the correct area. 6.30 More clarity could be given on ensuring that development is directed towards the parts of the site which did previously have built development on them. 6.31 The site is considered to be a sustainable site for development and reflects the absence of alternatives.	Map. The map will be reviewed to reflect the correct area. 6.30 Add wording to supporting text and policy to reflect the fact that the undeveloped part of the site should, where possible, remain as such. 6.31 No change

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			 <p data-bbox="676 1193 1518 1278">6.30 The site is screened by trees along the edge apart from the old brick building (marked by a red triangle). This would benefit from redevelopment or demolition. However beyond this the level of visual blight appears overstated.</p> <p data-bbox="676 1302 1518 1386">6.31 The site was previously earmarked for return to woodland/agricultural use, which would be in keeping with the surrounding area, and be in line with the NPPF policy para 115 to landscape and scenic beauty and conserving wildlife.</p>	<p data-bbox="1541 280 1872 365">6.32 Agreed – this will be more clearly reflected in the policy.</p> <p data-bbox="1541 448 1872 555">6.33 The site doesn't have to be developed for retirement housing. The policy does not insist on this.</p> <p data-bbox="1541 587 1872 694">6.44 Agreed. The policy should ensure that access is provided only from Lickfold Road, not from Verdley Place.</p> <p data-bbox="1541 810 1872 997">6.35 Verdley Place apartments – this is noted and will be amended. But it is still considered that this provides a relevant example of good design, albeit it quite an old one.</p>	<p data-bbox="1899 280 2107 387">6.32 This will be more clearly reflected in the policy.</p> <p data-bbox="1899 448 2107 475">6.33 No change</p> <p data-bbox="1899 587 2107 774">6.44 The policy will be revised to ensure that access is provided only from Lickfold Road, not from Verdley Place.</p> <p data-bbox="1899 810 2107 858">6.35 This will be amended.</p>

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			<p>I agree that it is no longer appropriate to retain the commercial use of this area as directed by the policy. It was also previously understood that the site was also previously considered in the context of the wider Syngenta site development, and given the scale of the main site, there seems little need to develop this small parcel of land for housing. Given the Syngenta and Hurstfold sites, and the King Edward development nearby, it would seem sensible to start with these larger developments to ensure there is demand. Developing the Bridgelands would also appear counter to the policy under the NPPF to develop areas outside the boundary of the main settlement.</p> <p>6.32 I agree that whatever use the land is put to, the significant tree cover should be retained, in particular the trees which act as a screen to the residences to the west at Verdley Place.</p> <p>6.33 The site is smaller than indicated and therefore is not able to contribute significantly to the housing target. I agree that the location of the site is also inappropriate for social housing due to requiring independent transport. However this also raises a question as to whether this is a suitable location for retirement accommodation given the lack of transport facilities.</p> <p>6.44 There are a set of garages which could be offered to residents of Verdley Place to put the land to use. As noted the access is via a narrow road – yet no consideration has been given to how this site would be accessed. There are currently only 5 small properties directly adjacent to this site (pictured below). Adding 10 properties could more than triple the traffic passing these properties if access required new residents to pass them. There is currently no through traffic on this road which provides a safer environment for residents.</p>		

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			 <p data-bbox="674 890 1514 1070">6.35 Correction: Verdley Place has no apartments. The design of the buildings pictured (above) is in fact the evolution over more than a century of a collection of buildings which have been adapted to changing uses as appropriate – originally providing service facilities and homes to workers on the estate; now divided up into individual private dwellings. It does not seem valid to cite these old buildings as an example of innovation for new designs.</p> <p data-bbox="674 1098 797 1121">Policy SA4</p> <p data-bbox="674 1149 1509 1294">I do not agree that residential use is the most appropriate use. There is no basis for fitting 10 houses on the site given its actual size. I agree that restoration to agriculture/woodland would be most appropriate. I agree that the woodland and trees should be retained and that further parking / garaging could be offered to existing residents.</p>		
111	Peter Monger, resident	Bridgelands	As well as being a resident of Verdley Place, we have a significant length of common boundary with the site as our lower garden is on the either side of the	The number of houses is considered appropriate given	No change

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			<p>private estate road running alongside and belonging to the site.</p> <p>I wish to see the site under proper and active management.</p> <p>The preferred option is to return the site to fields and copse. However, to accomplish this it will be essential that, with the common ownership and planning links to the Syngenta site, that the site is cleared and, if necessary, decontaminated as a planning condition for the development of the Syngenta site. Not to do so may make it infeasible to clear and restore the site without development income.</p> <p>Alternatively, the site should be made available for housing as proposed in principle in the draft plan. However, I consider up to ten houses as far too many. Any development should be an extension of Verdley Place, particularly as the original Victorian estate extended into the Bridgelands site. Verdley Place is a mixed development of houses and cottages. Any development should not dominate Verdley Place but compliment it. I would suggest that two or three cottages based on the old laundry building and two or three houses to cover and bring the rest of the site under management.</p> <p>I am surprised that affordable housing is also being proposed for the site given the lack of access to public transport and the distance the development is from the village. All members of a household would need access to a car, and if there is more than one adult and at least one is working, then there is a need for more than one car. For example to ensure that a young mother is not housebound during the day. A household not able to afford market housing should not fully rely on, and may not be able afford, cars and taxis for transport. The social housing requirement should be transferred to the Syngenta site which would be a practical solution and better provision given the common ownership and planning links. The number involved should not have a significant impact on development at the Syngenta site and a transfer would allow to reduce the number of dwellings proposed to Bridgelands to an acceptable level.</p> <p>Most of the dwellings at Verdley Place were converted from offices by the owners in the late nineties. Bridgelands may also present an ideal site for self-build. Self-build plots in the County are few and far between due to the market and so such a provision may need to be a planning requirement.</p>	<p>the size of the site and the mix required, i.e. they will not all be large properties. The Verdley Place picture illustrates that higher densities can be achieved in a rural setting.</p> <p>The site will provide a mix of intermediate and social rented housing, with the majority of affordable housing being intermediate. Such occupiers are more likely to have access to a car so will be able to access local services.</p> <p>There is a policy for self-build and this could be applied at Bridgelands.</p>	

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112	David Evison, Evison & Co (on behalf of Chichester Diocese)	Housing sites	<p>Thank you for your letter of 7th June 2013 addressed to my client, the Diocese of Chichester, and for the opportunity to comment on the draft Neighbourhood Plan. The following comments are on behalf of the Diocese as the freehold owner of Glebe land within the village and do not necessarily represent the views of the Vicar of Fernhurst or the Parochial Church Council.</p> <p>There is no reference to the glebe land in the draft plan although it is a large undeveloped site close to the geographical centre of the village. Fernhurst Glebe extends to 2.57 hectares (6.35 acres) with frontages to Haslemere Road and Church Road. It is surrounded by developed land. To the west is the Vicarage and Haslemere Road; to the north there is housing and a care home; to the east there are detached houses in The Ridgeway, The Old Rectory and, beyond, St Margaret's Church; to the south is Church Road with houses opposite. At present the land is let for grazing. The southern part of the site lies within the Conservation Area. The site lies outside the present defined settlement policy area but so does St Margaret's Church, the image chosen for the front cover of the plan. The site was identified in the local planning authority's 2010 SHLAA as developable (Ref FH0826). Paragraph 6.4 of the draft Plan is strictly correct in saying that the SHLAA did not identify any sites within the settlement policy area. However, it omits to say that the SHLAA did identify four sites adjacent to the SPA boundary, one of which was the glebe land. There is no suggestion by the Diocese that the whole of the glebe should be developed but at present it represents a wasted resource in the centre of the village. It lies in a key central position and could contribute more to the life of the village. A neighbourhood plan provides an opportunity for consideration of the options for such sites and the Diocese would welcome the opportunity to discuss these with the parish council. These are not solely housing issues but, for example, whether there are any footpath connections – say between the school and Church Road that would be beneficial; whether an improved vehicular access to the glebe from Haslemere Road would provide an opportunity for additional traffic calming on the main road subject to the views of the highway authority; part of the site might be suitable for sheltered or residential care subject, as the draft plan acknowledges, to market demand from the providers of such facilities. Partial development of the glebe would be an opportunity to provide intermediate housing in the heart of the village in a more appropriate location than in the more remote locations of the identified rural brownfield sites.</p> <p>The Diocese will be preparing more detailed representations for presentation at subsequent consultation stages of the Neighbourhood Plan process and the</p>	<p>The Sustainability Appraisal has established that the sites in the Plan represent reasonable sustainable sites when considered against alternatives. In particular, the Neighbourhood Plan has sought to weigh up the benefits of developing on brownfield sites against development closer to Fernhurst village. Whilst the village does have certain services, these are relatively limited and, as expected in a rural location, the majority of the population of Fernhurst use a car to access their retail employment, retail and leisure needs. This is the same whether they live in the village or in more remote parts of the parish.</p> <p>The respondents in the NP process have been overwhelmingly clear in their view that it does not wish to see development of greenfield sites on the edge of Fernhurst Village. To include such sites would therefore mean that the Neighbourhood Plan would likely fail at referendum. The approach therefore represents localism in action in providing for future growth.</p>	No change

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			public examination but it would prefer to do so after consultation with the parish council. It is appreciated that this is one of many sites that the council has to consider as part of a neighbourhood planning exercise but the glebe is a large, central and important site within the village. To use such land merely for grazing is a land use anomaly in such a position. Doing nothing is not a long term option and a co-operative approach is likely to produce better results. If the council considers that a dialogue or exchange of views on this site would be beneficial, please contact the writer of this letter or Andrew Craft, Director of Property at Chichester Diocese.		
113	Robin Barnes, resident	Various comments	<p>2.2 line 2 the Rother joins the Arun at Pallingham. Line 6 is to be found Line 8 I question whether the whole is well wooded with Sweet Chestnut, fringed may be! And I believe you do not get Beech in hedgerows between fields on clay. Line 11. We do not have gylls or ghylls in West Sussex.</p> <p>2.4 line2 I thought we had a Roman tile works, what on earth is a tilery? Line6 The iron industry had 'requirements' not 'needs' Line7 The Cavalry Quarters has nothing to do with the iron industry better to use 'Cinder Piece or Furnace Wood'. North Park Copse is also unconnected.</p> <p>6.15 Syngenta. I understood that all industrial units were let, to create more is against what I understood the village wants and certainly not to transfer from Hursrtfold, apart from anything else the increased cost would not be suitable to the existing Hurstfold businesses.</p> <p>6.18 Hurstfold is an industrial and should remain so. This was discussed at various meeting so why change our minds for us. As is said at the end of the para isolated locations are not suitable for residential development when there is an existing need for industrial units.</p> <p>6.20 There are no circumstances where housing should be considered at Hurstfold.</p> <p>6.33 Bridgelands is only suitable for individual private housing where cars can easily be afforded which is not the case for 'affordable' housing occupants.</p> <p>I am sure you are aware of the map 'cock-up' on pages 43-44.</p>	<p>Detailed comments noted</p> <p>6.15 The approach is considered to represent the appropriate approach of providing a suitable level of employment with the need for additional housing.</p> <p>6.18 There were a mix of views about Hurtsfold and it is considered that the policy allows the retention of the businesses with the opportunity to improve an extremely blighted site.</p> <p>6.33 The site will provide a mix of intermediate and social rented housing, with the majority of affordable housing being intermediate. Such occupiers are more likely to have access to a car so will be able to access local services.</p> <p>Map – this will be amended</p>	<p>Detailed changes made</p> <p>6.15 No change</p> <p>6.18 No change</p> <p>6.33 No change</p> <p>Map – this will be amended</p>

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114	Louise Goacher, resident	Various comments	<p>Firstly I would like to pass on my thanks to the Parish Council for all their hard work in preparing this plan - it has obviously taken considerable time & effort.</p> <p>Living at Verdley Place, 3 of the sites discussed for development in section 6 are very close to us. I support development of these sites as derelict and underused land is unsightly and a waste of resources. House prices continue to rise, partly due to a lack of supply, and I believe that there is plenty of room to build houses - we seem to give horses more space than people in this area.</p> <p>Hurstfold - the current businesses offer valuable services and I would not like to see them driven away. 10 dwellings sounds a sensible size development, provided other affordable industrial units are provided.</p> <p>Bridgelands 6.34 is in error. All dwellings have at least one private car park space. The road referred to is a private road, owned by the Bridgelands/Sygenta site developer, with Verdley Place residents having right of way. It is privately maintained. A previous development plan for Bridgelands suggested a new road from the site to the main road, as the current junction is quite hazardous being at the brow of the hill. 6.35 is in error. There are no apartments at Verdley Place. There is a range of house sizes. SA4 - 10 dwellings sounds a sensible size development. The site is currently derelict. I would like to see the developer asked to clear the site of all waste and contaminants and then develop it. It has been in this state for all the 12 years we have lived here. If the developer won't take action, can they be forced to sell it to someone who will?</p> <p>My concern is that both Bridgelands and Hurstfold are on the Lickfold Road which is very narrow in places. If both developments go ahead, there will be a significant amount of traffic, both during development and long term. Could you plan to improve the infrastructure to support the development, by improving the roads?</p> <p>Chapter 8 The statement about sprawl seems odd, given all the proposals in chapter 6 which are outside the boundary. I don't understand why the area around the green, up to the playing field is excluded as it is obviously a central part of the village with housing along church road and around the green. Given all the comments about wanting certain sorts of development, such as</p> <p style="text-align: right; font-size: small;">5W5can00034 (16/16) Thu, Aug 01, 2013 02:18:50 PM</p>	<p>Bridgelands – the comments made will be addressed. However, it is not considered that up to 20 dwellings in two separate locations along the same road are going to have unacceptable traffic impacts.</p> <p>Chapter 8 – the majority of the respondents to the NP process were clear that they wanted no development on greenfield sites on the edge of the village.</p> <p>The provision of broadband is tied up with the nature of provision rather than funding. CIL will therefore not assist in improving the quality of provision.</p>	<p>Bridgelands – changes will be made to the policy to reflect the parking issue and the access.</p> <p>Other comments – no change, with the exception of maps that have been incorrectly inserted.</p>

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			<p>a residential care home, in the centre of the village, it would seem sensible to designate this central area as part of the village and use it for building, rather than for ever trying to squeeze houses in small gaps.</p> <p>Pages 43 & 44 have the wrong photo/captions</p> <p>In various places the use of the community infrastructure levy is mentioned, for example to open toilets for tourists and provide benches for tourists. I would like to see the levy provide benefits for the community, not visitors. A major problem is lack of good broadband in the village. This is more vital infrastructure than benches and toilets.</p>		
115	Lizzie Wright, resident	Various comments	<p>HOUSING</p> <p>Whilst understanding the need of creating extra housing within the community, there has to be line drawn as to whether this is the best place for a large influx of people coming from elsewhere and moving into the village, as this can put pressure on areas that the plan might not cater for, ie if a large number of young people move in will this mean that the school can't cope etc.</p> <p>As I believe my husband stated Fernhurst village should remain and village and not a small town.</p> <p>The main areas of concern are the three large potential development sites:</p> <p><u>Hurstfold Industrial Estate</u></p> <p>I am happy with the Industrial Estate remaining as such. If however it is to be developed 10 houses sounds a huge amount, and as there is NO public transport within 1.5 miles therefore everyone will have a car and the lane to the Industrial Estate will be unsuitable. The extra traffic on the Lickfold Road will also have an impact. We are naturally very concerned about noise and light pollution as well. Forsyth has proposed 4 houses which would be acceptable, however in my mind these properties should therefore have Deeds with them prohibiting further future development on the plots.</p> <p><u>Bridgeland's Site, Verdley Place</u></p> <p>Other than the site's boundaries in the document are incorrect....</p> <p>Comer Homes, have continuously emphasised that this site would not be developed on as a quid pro quo for the Syngenta site, so we were somewhat shocked at this new suggestion!</p> <p>10 houses seems a great deal of properties, with no public transport and the impact of the extra traffic on the Lickfold Road. Light and noise pollution will also have a great impact on us.</p> <p><u>Syngenta</u></p>	<p>Hurstfold – a larger proportion of houses enables some affordable housing to be provided, which is the main aim when delivering houses in a national park. Matters of light pollution are dealt with by a separate policy in the NP. The same applies to Bridgeland's.</p> <p>Syngenta – agreed. The policy will be revised to reflect a comprehensive approach.</p>	<p>Hurstfold and Bridgeland's – no change.</p> <p>Syngenta – the policy will be revised to reflect a comprehensive approach.</p>

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			<p>I think it is irrelevant looking at Phase One without Phase Two (three four etc) and the whole picture of the site. This site obviously needs developing however the development must be sensitive to the village's needs as well as the infrastructure.</p> <p>The consideration also needs to bear in mind other nearby big developments such as King Edward VII.</p> <p>TOURISM</p> <p>Tourism can only help and support the local businesses and the independent very valued shops and businesses that we are lucky to have but again traffic and parking needs to be heavily considered.</p> <p>The benefits of tourism must not be outweighed by the negatives!</p> <p>We all live in a wonderful village and of course things change and need to move with the times, but we need to keep the existing feel.</p> <p>Thank you for your lengthy efforts in working on this for the benefit of us all.</p>		

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116	Tim Wright, resident	Various comments	<p>Firstly I would like to say that we feel the plan to be well considered and balanced. Indeed I think we are fortunate that we (the local community) are being consulted so widely and that the options are being so thoroughly interrogated.</p> <p>I would however make the following points/comments.</p> <p>Scale of Development</p> <p>Whilst, like others, we recognize the need for additional housing for a variety of reasons, we would not like to see the integrity (both aesthetically and from a community perspective) of the village ruined by overdevelopment. I am sure this will remain a cornerstone of the plan but in my view this cannot be over emphasized. We all want to live within an attractive and vibrant village community but NOT in a small town.</p> <p>Bridgelands Site, Verdley Place</p> <p>Firstly, as I have pointed out to James Cottam, the red boundary line as shown on page 37 incorrectly encompasses much of our land. I have provided James with a copy which shows the correct boundary line for our land so that the image used for the plan can be altered accordingly. I would be grateful if someone could confirm that this will be actioned to prevent any future misunderstandings.</p> <p>Secondly, it was our understanding that this site would be left "fallow", i.e. returned to woodland and would not be developed in any way as the quid pro quo for granting planning consent to Comer for the significant redevelopment of the Syngenta site. We were therefore surprised to find that it's development into 10 houses is now being discussed. What has changed? Could we please have clarity on this point.</p> <p>Hurstfold Industrial Estate</p> <p>We have mixed feelings about this site. In our view it should only be turned into residential housing on the basis that it is possible to relocate the current tenants. Their businesses need to be protected. Assuming this was possible then we would not be opposed to limited residential development. HOWEVER we regard</p>	<p>Bridgelands – the boundary will be revised.</p> <p>Nothing has changed, however the NP sees the opportunity to use a brownfield site for redevelopment, thereby protecting the greenfield sites from development; a point the community was very clear on.</p> <p>Hurstfold – a larger proportion of houses enables some affordable housing to be provided, which is the main aim when delivering houses in a national park. Matters of light pollution are dealt with by a separate policy in the NP.</p> <p>Social housing is required on all sites over Chichester DC's stated policy threshold. This is not a matter that the NP can address.</p>	<p>Bridgelands – the boundary will be revised.</p> <p>Hurstfold – no change</p> <p>Social housing – no change</p>

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			<p>10 units to be too many for the site given the narrow access road and the number of people (on foot) and horses that use that narrow road. Also we, like others, value the current lack of light pollution in the area. 10 units would change this dramatically; we believe to an unacceptable level.</p> <p>General Comment on Social Housing Provision</p> <p>Would it not be more appropriate for the social housing to be located on the Syngenta site?</p>		

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117	Sue Nunn, resident	Various comments	<p>Firstly can I just say what an excellent document this is, which has carefully thought through all the differing priorities of generations, to come up with sensible ways forward for the future of our village.</p> <p>My comments are additions to the proposals, which I believe would make a real difference to community cohesion. Often it is the detail about how something is implemented which can have such a huge impact either on building or not building community cohesion.</p> <p>I agree with the proposal to build on the Syngenta site and the type of housing suggested. These are some suggestions of how to integrate that site with the village;</p> <ul style="list-style-type: none"> - Ensure the pavement runs from where it does currently on the Midhurst Road to the King's Arms and the junction to Henley. This would allow people to safely walk between Syngenta and the Village. My son is currently 8 and in 3 or 4 years If the houses are built he may have friends living on the new site. If we make pavements – and ideally the possibility to cycle safe, children and others will be able to move freely between the two centres without driving. - Establish allotments as part of the land development at Syngenta. A need has been established for allotments and by putting them there, people from the existing village and new comers will forge relationships and the allotments could serve as a focus point for the new development. Additionally any housing for older people could look over the allotments giving them a focus for daily interest which could have a beneficial effect, particularly for those who are socially isolated. The new development at Graylingwell in Chichester built houses which only had small gardens but had allotments – it may be useful to get feedback from them as to how this worked. - Creating a number of ways of entering the housing ladder. It is important that we find ways of enabling younger generations to develop ways of living in the village that are affordable and allow them space as their families grow. Some of the intermediate housing provision could be self build for home ownership or self build for long term lease from a housing association. Grand Designs featured a self build for long term lease scheme in Brighton which was highly successful at developing relationships and also employability skills in the group who built their houses together. There is much to learn from this. They were all still living there and 	<p>Syngenta – agreed. The policy will seek to ensure that pedestrian access is provided.</p> <p>It is agreed that the policy could reflect the potential opportunity for allotments to be provided at the Syngenta site to address the needs of the new community proposed there.</p> <p>The NP includes the opportunity for self-build and seeks to provide a greater proportion of smaller houses that first-time buyers are most likely to want.</p> <p>The NP seeks to ensure that the largest development proposed, at Syngenta, maximises its energy generation from renewable sources. For smaller developments the Government is providing clearer guidance and building regulations are increasing the expectations on development.</p>	<p>Syngenta – The policy will seek to ensure that pedestrian access is provided.</p> <p>Reference to the provision of allotments at Syngenta will be added to the allocation policy.</p>

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			<p>contributing to the community 10 years later when Kevin McLoud revisited.</p> <ul style="list-style-type: none"> - I understand that highly innovative recent developments for older people have included their housing looking over light industrial space such as Yewtree garage currently located on the other site earmarked for development. Again this changing landscape and activity has been found to be beneficial and of interest. - Carbon neutral development. It would be helpful for general sustainability if any developer has to be energy and water efficient and ideally carbon neutral. - I am aware through my work of a third sector organisation called Social Life which works with developers to ensure that new developments are built in a way which supports the community and creates cohesion. I think they are funded by the developer – and the stipulation is given that the developer must do something like this to ensure that what is built thinks through all community requirements. It would be fantastic if we could use such an organisation to ensure that we don't just get housing provision, but get something which adds to the village and community and is fully integrated. <p>Please feel free to contact me if you are interested in any of these ideas. I would love to contribute to the development of our community in this way.</p>		
118	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	General comments	<p>As you know, I advise Mr Jon Forsyth, the owner of Hurstfold Industrial Estate, on planning matters. The following are representations on his behalf to the May 2013 draft of the Fernhurst Neighbourhood Plan (FNP).</p> <p>I commented on many general issues in my letter of 28th November 2012, commenting on “working draft 1”. In the interest of brevity, I will not repeat them all now but please take the content of that letter into account in relation to this draft.</p> <p>Status of the FNP</p> <p>Firstly, some observations on how the FNP will stand in the practical world of planning decision-making. It is noted that South Downs National Park Authority (SDNPA) is the planning authority; but it is, I think, important that all who might refer to FNP understand clearly that SDNPA are in fact the decision-makers on planning applications and that the FNP will have the status of a material consideration in their decisions rather than a substitute for their Local Plan.</p> <p>While the neighbourhood plan-making process is a quite new one, it is clear from the guidance that it must (a) fit within established planning policy and (b) inform the LPA’s continuing plan-making process, in particular by identifying</p>	Noted – this will be made clear in Section 1. However, it is incorrect to say that the NP will be a ‘material consideration’ – it will be part of the development plan.	Additional text to be added to make clear the status of the NP.

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			sites where future development might take place. That is not to denigrate the importance of local opinion, or the hard work that has gone into producing this document, but I suggest that FNP should make clear its actual status within the totality of planning policy and procedures.		
119	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Affordable housing	<p>Affordable Housing</p> <p>The provision of affordable housing is a particularly difficult issue in a rural context. People in need are inevitably less mobile and it is without doubt more sustainable to locate affordable housing in central places. Conversely, development sites in rural locations that are not accessible by public transport are fundamentally unsuitable for most forms of affordable housing.</p> <p>Accordingly, I welcome the FNP conclusion that a higher proportion of intermediate tenure affordable housing should be sought than is normal. Such an approach makes possible the provision of affordable housing as part of the development of Hurstfold Industrial Estate.</p> <p>I note that it has been assumed that Chichester's current policy on affordable housing will continue to apply for the first 5 years of FNP. I agree that is a reasonable assumption in the context of the SDNPA's plan-making process. It may, of course, be concluded during the course of a planning application that Hurstfold Industrial Estate is not a suitable location for affordable housing of any type: I suggest that FNP should provide for those circumstances by making reference to the possibility of a commuted payment being made, by agreement with the local planning authority.</p>	Disagree – the need has been identified to provide affordable housing to address local needs. A commuted sum will not necessarily provide for the needs of those with a connection to Fernhurst as it could be used to provide affordable housing anywhere across the National Park	No change
120	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Market housing	<p>Market Housing</p> <p>It seems to me that, when considering the market for new houses, the demand from all types of occupier should be taken into account. I see that the evidence base relies heavily on representations from existing residents of Fernhurst; but there must also be demand from people who live elsewhere and I expect that the absence of reliable information about that has resulted in (a) overall demand being under-stated and (b) the range of house types being skewed towards a single market sector.</p> <p>While I understand the desire to help Fernhurst residents to stay in the village, it seems to me undesirable to focus the general policy on market housing in favour of a particular group. It must be in the interest of the community at large to maintain a broad social mix – which is reflected in a similarly broad mix of market housing types.</p>	The Circular for National Parks states that they are not suitable locations for unrestricted housing and should be focused on meeting affordable housing requirements. We have also recognised that it is necessary to consider the needs of those who cannot access market housing or affordable housing – and they are predominantly requiring smaller units.	No change

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			Not all sites will be suitable for the higher-density living that is implied by the development of smaller properties: Hurstfold Industrial Estate is one of them.		
121	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Site Allocations	<p>Site Allocations - general</p> <p>The allocation of sites for development is a core purpose of a neighbourhood plan and I have no general criticism of the specific sites that have been identified. I entirely support the notion that the rural character of the parish can best be preserved and enhanced by development of previously-developed land in a way that is more sympathetic to its setting.</p> <p>It is striking, however, that the site allocations concentrate on housing development. It seems to me that the allocations should also provide for the future economic wellbeing of Fernhurst by providing for employment development at selected sites in sustainable locations. Objective 5 of para.3.8 of the FNP has not apparently been followed through sufficiently in the detail of site allocations.</p>	Syngenta, as the largest proposed allocation, is for a mix of uses, including a significant amount of commercial floorspace. This is considered to be in a better location than Hurstfold, as indicated by the fact that the current permitted development for 40,000ft ² of floorspace at Hurstfold has not been built out.	No change
122	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Syngenta	<p>Former Syngenta Site</p> <p>Fernhurst is fortunate to have such a major resource of previously-developed land, which is sufficiently large to provide long-term development potential for both residential and employment use.</p> <p>The use of the site hitherto has been for employment. I do not know the detail of its history, but it is reasonable to presume that the current lawful use of the land and buildings is in the business and industrial use classes.</p> <p>With good access to the A286, which is also a bus route, this site has good potential to provide opportunities for future business and industrial development well beyond the extent that is currently used.</p> <p>I note, and welcome, that provision is made in Policy SA2 for new employment floorspace and suggest that (a) it should be required to be a substantial element of any scheme and (b) it should also be included in Phase Two, to provide a resource for employment development in the longer term.</p>	The Syngenta policy will be revised to reflect a more comprehensive development.	The Syngenta policy will be revised to reflect a more comprehensive development.
123	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Fernhurst Business Park	<p>Fernhurst Business Park</p> <p>As an established location for employment uses, with good road access, Fernhurst Business Park would seem a clear candidate for business and industrial development. But it is absent from the site allocations.</p>	Agreed – a policy reflecting this will be included.	A policy on Fernhurst BP will be added to the section on Employment.

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			I propose that the potential of this site should be recognised by a site allocation in FNP.		
124	Frank Taylor on behalf of John Forsyth, owner of Hurstfold Industrial Estate	Hurstfold	<p>Hurstfold Industrial Estate</p> <p>I do of course welcome that this site's potential for residential development has been recognised by this edition of FNP. That accords with the opinion of the clear majority of those who were consulted by Mr Forsyth earlier this year: I issued a copy of my summary of responses to consultation to you (qv) in on 26th March.</p> <p>I also issued to you on 28th January information (qv) on the existing tenants at Hurstfold which showed that:</p> <ol style="list-style-type: none"> 1. There are only 3 tenants that provide a direct service to local people, though doubtless not exclusively. One of those can see commercial opportunity in relocating to (say) Haslemere. 2. Out of a total of 10 tenants, 7 are sole traders or 2-person partnerships employing no-one else and one further employs only family members. One tenant has given notice to vacate at the end of this month (July 2013). 3. There are a total of only 2 other employees, so the capacity of this estate to generate local jobs has been minimal. 4. Only two of the tenants are Fernhurst residents. <p>I see that these characteristics, and hence the minimal significance the current uses have to Fernhurst, are summarised at Para. 6.16 of FNP. Having recognised these facts, it then seems entirely illogical and unreasonable to state (para. 6.19) that the loss of floorspace "...will have a negative impact on the rural economy of Fernhurst..." and then to stretch that misconception to requiring it be "...mitigated by the provision of at least an equivalent amount of floorspace in a more sustainable location within the parish."</p> <p>Mr Forsyth has already indicated that he will use all reasonable endeavours as landlord to find suitable accommodation to relocate within or near to Fernhurst the three tenants that provide local service.</p>		

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			<p>I see that Syngenta and Fernhurst Business Park are identified as suitable locations for tenants displaced by the development of Hurstfold. I agree that they are and have commented on those above.</p> <p>But to where individual tenants eventually decide to relocate – and the terms on which they do so - are entirely commercial matters. The relationship between Mr Forsyth and his tenants is a matter for the Landlord and Tenant Act. None of these are matters for planning control and it is improper to include such topics in FNP - or any type of development plan.</p> <p>The suggestion that there should be payments between developers defined in a S106 Agreement would also be an improper use of that procedure. Agreements and obligations under S106 should serve a planning purpose (ie to regulate the use and development of land) not to make commercial arrangements between developers.</p> <p>For all of the above reasons, I propose that the wording of Policy SA3 should be reworded as follows:</p> <p>Policy SA3- HURSTFOLD INDUSTRIAL ESTATE, SURNEY HATCH LANE</p> <p><i>The site shall be developed for up to 10 residential units. These units shall provide a mix of unit sizes. It is expected that any affordable housing delivered on the site should be intermediate tenure: this or any alternative commuted payment (if appropriate) would be subject to S106 Agreement.</i></p> <p><i>The Parish Council wishes to encourage the relocation within Fernhurst parish, at a more sustainable location, of those tenants who provide a service to local people.</i></p> <p><i>Design and landscaping of any development must be of high standard and must demonstrate how it will improve the appearance of the site in relation to neighbouring properties and the prevailing landscape of the Low Weald character area. Massing and density of individual houses should avoid a suburban character.</i></p> <p><i>The undeveloped parts of the site should be restored to agriculture or landscaped in a manner consistent with the South Downs Integrated Landscape Character Assessment for the Low Weald character area.</i></p>	<p>Disagree – the use of a S106 agreement in this case is absolutely seeking to address a planning purpose, i.e. the successful retention of commercial enterprises within the local area.</p> <p>Disagree – this aspiration, as worded, can hold no weight in policy terms.</p>	<p>No change</p> <p>No change</p>

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125	Kenrick Garraway, Assistant Director for the Economy, Chichester DC	Policy TO1 and TO2	I am supportive of Policy TO1 & TO2 but would encourage the need for a quality certificate of some form as part of the 'Certificate of Lawful Use' for B&B's, this will ensure the offer is of sufficient quality for an area such as Fernhurst.	This policy, following advice from SDNPA, is to be removed.	Policy TO1 to be deleted.
126	Kenrick Garraway, Assistant Director for the Economy, Chichester DC	Policy TO3	Policy TO3 I agree with the need to retain sufficient parking for visitors but disagree with the current Crossfields car park being the only place available and therefore being protected. There is sufficient space out of the front of the shops which could provide ample parking and being more convenient to visitors and customers to the shops and could be designed in a way that still retains plenty of the grass area. I think the policy should read: 'In recognition of its role in providing parking to visitors, the development of Crossfield Car Park would only be considered if appropriate alternative parking is provided. Or something on similar lines.	Disagree – the other location referred to can only provide a small number of spaces whereas the car park provides a significant number. If additional visitors and residents are to be able to park in the village centre, the car park must be protected.	No change
127	Kenrick Garraway, Assistant Director for the Economy, Chichester DC	Employment	I am supportive of all the Employment policies but would encourage a clearer definition on live/work accommodation, failure to do so could lead to abuse of the policy.	Agreed – reference will be made to the commercial activity having to be ancillary to the residential use.	Reference will be made in Policy EM2 to the commercial activity having to be ancillary to the residential use.
128	Andrew Triggs, SDNPA planning officer	General comments	<p>“What will a sustainable parish of Fernhurst look like in 15 to 20 years time?” This is a clear and memorable challenge for participants in the neighbourhood planning process to address. The Plan does not at this stage provide the full answer to this question. No Plan “Vision” statement has been identified, which is understandable at this early stage. However, it is considered a Vision should be integrated into the final version of the Plan in order that everyone can see an encapsulation of what Fernhurst aspires to become in 2028.</p> <p>The next stage of the Plan needs to make use of OS base mapping rather than aerial photography for the maps: SDNPA may be able to supply these.</p> <p>Community engagement: The next stage of the neighbourhood plan needs to be accompanied by a “Consultation Statement”. This should contain details of the person and bodies who were consulted about the proposed plan, explain how they were consulted, summarise the main issues and concerns raised by the persons consulted and describe how the issues and concerns have been</p>	<p>Agreed – the vision that was developed through the work with the community should be reflected.</p> <p>Noted but aerial photography helps to provide the landscape context.</p> <p>Noted – this will be reflected in the Consultation Statement.</p>	<p>Vision statement to be added.</p> <p>OS mapping to be used unless aerial photography considered to provide more helpful context to reader.</p>

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			<p>considered, and where relevant, addressed. It is understood there has been a detailed appraisal of the issues affecting Fernhurst by Steering Committee's Task Groups. We are aware there have been a small number of open events, which were advertised in the community and a household survey has been undertaken. However, it is unclear how "hard-to-reach" groups have actively been targeted. The Consultation Statement will need to document the steps taken to engage as many persons and businesses as possible from across all sections of the community.</p>		
129	Andrew Triggs, SDNPA planning officer	Policy AH1 affordable housing	<p>The policy as worded represents a significant departure from the way affordable housing has tended to be addressed in Local Plans. The question is whether this policy is appropriate when housing need for the Parish, as recorded by the Housing Register, and the components of this need, e.g. for particular sizes of property, will fluctuate over time and are not bound by historic trends.</p> <p>The Housing Register data, which has been heavily drawn on, needs to be treated with a degree of caution. Sometimes people are deterred from registering for properties in certain areas because they perceive they have little chance of being housed. Consequently, the Register under-reports the level of need. To address this issue of unidentified need, it was recommended that an up-to-date Housing Needs Survey be undertaken for the Parish, however this does not currently form part of the background evidence for the Plan.</p> <p>There is also a concern that imposing restrictions on a tenure of affordable housing runs contrary to the DEFRA Vision and Circular, which places a particular emphasis on affordable housing in National Parks – social rented and intermediate tenures – ahead of general/market housing. The National Planning Policy Framework (NPPF) is clear Local Planning Authorities should plan for a mixture of housing based on current and future demographic trends (para. 50). Until the SDNPA Local Plan is in place, the requirements for affordable housing set out in the 1999 Chichester District Local Plan and Interim Statement for Affordable Housing (2007) apply. This requires the provision of affordable housing on developments of 5 or more dwellings. Only a limited number of sites in Fernhurst will be capable of triggering this threshold in the Parish, arguably scarce and valuable opportunities to provide affordable housing. The imposition of a restriction would also be contrary to Policy H9 of the Chichester District Local Plan which sets out the circumstances in which exception sites will be supported.</p> <p>While the Neighbourhood Plan has sought to directly encourage intermediate</p>	<p>These comments are noted and the policies on housing have been significantly revised in partnership with SDNPA. In light of these changes, it is not considered that a Housing Needs Survey is required.</p>	<p>Significant changes made to the housing policies and supporting text.</p>

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			<p>housing, a restriction on social-rented housing in a single parish, against a background of unmet and newly-arising need, would send out a signal that SDNP is not proactively addressing this issue and runs counter to the high need for socially-rented properties set out in the Coastal West Sussex Strategic Housing Market Assessment (SHMA). This identifies that in the Chichester part of the National Park there was a need for 85 affordable dwellings over 5 years on top of what is expected to be supplied through re-lets and schemes already with planning permission: it suggests 66% of these should be properties for social rent.</p> <p>A restriction on properties for social rent would inevitably inhibit the provision of housing to meet specific categories of need: e.g. for larger properties, raising the potential of longer waits for certain types of property compared to the situation without the proposed policy being in place. People waiting for larger properties on the Chichester Housing Register already tend to have longer waits for housing.</p> <p>A reliance entirely on intermediate housing to address affordable housing need makes the assumption that Band D applicants on the Housing Register (those outside the priority categories) are able to afford intermediate housing.</p> <p>The Neighbourhood Plan recognises there are needs potentially arising from the immediate hinterland of smaller settlements and hamlets. However, it has not specifically sought to quantify the need for these parishes, such as Lurgashall and Lodswood, which may have less scope for accommodating affordable housing.</p> <p>Recommendation – the policy should be informed by a Housing Needs Survey of the Parish to identify the level of need not captured by the Housing Register. Consideration should be given to the rewording of the policy to overcome objections from the SDNPA and Housing Authority.</p>		
130	Andrew Triggs, SDNPA planning officer	Policy MH1 market housing	<p>There are a number of difficulties with the application of this policy for SDNPA. No justification has been given in the Plan for linking all 4 site allocations in this way. Normally, each one would be determined on its individual merits having regard to material planning issues such as the 5 Year Housing Land Supply. There could be a multitude of factors which could inhibit the timely delivery of a single site, which if this policy was applied would unreasonably delay development on other, unrelated sites. This would add unnecessary complexity for Development Managers if clauses were added in each neighbourhood plan requiring the acceptability of individual development schemes to be assessed</p>	These comments are noted and the policies on housing have been significantly revised in partnership with SDNPA.	Significant changes made to the housing policies and supporting text.

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			<p>against the completion and occupation of others. While there may be very exceptional reasons to apply such an approach, it has not been demonstrated in this instance.</p> <p>The policy also implies a cap on the number of dwellings is operated, during the second phase of the Plan period, until 80% of the market dwellings on allocation sites have been occupied. In this case, it is considered the policy could have the adverse consequence of inhibiting small, windfall schemes which would otherwise be appropriate development. The owners of such sites would be penalised by the need to wait until the 4 allocations are substantially complete.</p> <p>The reference to the role of the Parish Council in determining whether there is additional demand during the second phase should be removed. This is because the consultation arrangements on individual planning applications are not directly affected by neighbourhood planning.</p> <p>It is recognised that the Parish Council has sought to investigate potentially available sites to address the Parish's housing need and has directly consulted with a number of landowners and occupiers. However, the dwelling target needs to be informed by a Housing Needs Survey for the Parish. There is also a significant gap in evidence at the current time from the lack of any sustainability assessment to compare the relative merits of individual sites in social, economic and environmental terms. It is appreciated this is now being addressed through the production of a Sustainability Appraisal (following the screening opinion provided by Ray Drabble, the SDNPA's Sustainability Officer).</p> <p>It is vital the neighbourhood plan can provide evidence to justify the inclusion of all sites and similarly provides the evidence why other sites have been discounted based on their suitability. It should also be apparent what are the likely significant effects of implementing the plan and that reasonable alternatives are identified, described and evaluated (to satisfy the requirements of the SEA Directive).</p> <p>Given the sensitivity of the sites identified in the Plan it would also be beneficial to undertake a landscape capacity assessment to underpin the choice of development locations. SDNPA can provide further advice on how this should be undertaken.</p>		

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			<p>The Coastal West Sussex SHMA identifies the issue of the housing stock in the National Park (in the Chichester and Arun districts) being skewed towards larger and higher value properties. The market housing policy has responded to this issue by identifying that 80% of the new dwellings should be 1 or 2 bed properties. Good reasons are provided for why smaller homes should be encouraged. However, too much emphasis is being placed on them by the Neighbourhood Plan. There is a need in this area of the National Park for less expensive family accommodation across all tenures. If all affordable housing is incorporated into the needs requirements, this suggests a greater proportion of larger homes is required, i.e. 3 and 4 bed (just over 30% of the need for affordable properties is for 3 bed homes according to the SHMA). The availability of larger social rented properties can be an acute problem because they tend to turnover less frequently. There must also be some doubt over the willingness of older people to downsize even if more small properties become available and accepting the results of the local survey.</p> <p>The policy should provide for some flexibility to take account of emerging local needs evidence at the time a planning application is made, rather than relying upon a fixed target over a 5 year timespan.</p> <p>Recommendation: The phasing requirement for the Plan should be simplified removing the requirement for future housing delivery to be linked to the delivery of the 4 allocation sites. This would allow individual planning schemes to be determined on their merits against the policies in the Neighbourhood Plan, NPPF and SDNPA Local Plan as a whole. The Plan should consider the need for family homes (3 bedrooms in particular) to address affordable housing needs. The policy should allow some flexibility for the negotiation of the overall mix of homes on individual sites, where more up-to-date evidence is available to the Local Planning Authority.</p> <p>The proposals for housing sites need to be supported by a Sustainability Appraisal (incorporating SEA). There would be considerable merit in undertaking a landscape capacity assessment as further justification for the location of new development.</p>		
131	Andrew Triggs, SDNPA planning officer	Policy SA2: Site Allocation – Former Syngenta site, Midhurst Road	The size of the Syngenta site suggests it could be of strategic significance to the National Park. What constitutes strategic development will vary from place to place in the country. Within the South Downs LPA area, Syngenta is one of only a handful of large brownfield sites with the potential to accommodate development. However, its suitability to accommodate different types of development is still to be tested by SDNPA and there will be alternative options available to meet the Local Plan's strategy. While there may be benefits to	Disagree that the Syngenta site should be excluded from the NP. At no stage has SDNPA sought put this view forward and the NP has been actively encouraged to address the matter.	Significant changes made to the Syngenta policy and supporting text.

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			<p>bringing forward Syngenta, there are clearly potential disadvantages, such as the relative isolation of where it is located and the possibility that development could detract from the role of larger centres such as Midhurst and Haslemere. With unanswered questions regarding the future role of such a large site, it is SDNPA's view the allocation of Syngenta will need to be considered through the Local Plan first. The policy is therefore considered premature.</p> <p>The longer-term acceptability of a Neighbourhood Plan proposal for Syngenta must rely on the determination of the strategy for the Local Plan: a Preferred Options document is expected to be published in 2015.</p> <p>Even if the policy is retained in the Neighbourhood Plan, there are various issues which need to be addressed. As noted in relation to previous policies, it is too onerous to link development of a second phase at Syngenta to the substantial completion of 3 other site allocations. The assumed acceptability of a scheme consisting entirely of market or affordable housing seems to run counter to planning for a mix of housing which addresses current and future demographic trends (NPPF para. 50).</p> <p>The policy also needs to demonstrate housing is the best use of the site, drawing on the sustainability assessment work described above. The quantum of development also requires testing through a viability assessment (which is underway).</p> <p>A particular concern is that the policy, and the Neighbourhood Plan more broadly, provides limited guidance on the design standards which might be sought for a development on this site. The design policies provide quite limited and generic treatment of issues relating to the aesthetic quality of the architecture, the appropriate use of building materials and the landscaping and design of amenity spaces. While these are entirely laudable issues to address, in their totality they are unlikely to be sufficient in securing a robust design approach for a site of the scale and complexity of Syngenta.</p> <p>The SDNPA Design Officer has previously supplied a copy of the Design Brief to a Neighbourhood Plan working group to help guide policy for the Syngenta site. The Brief set out the design qualities likely to be important to SDNPA. While aspects of the Brief have been incorporated into the Plan, there remain doubts whether the policies in the Neighbourhood Plan would be able to secure a development of exceptional quality.</p>	<p>Changes have been made to the Syngenta policy to reflect the comments made by SDNPA.</p>	

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			<p>The SDNPA is looking to achieve the highest possible design quality in the National Park. To achieve this, the use of an assessment framework such as BRE Greenprint is being considered to ensure future schemes respond to the SDNP's sustainable development priorities. The use of masterplanning is being encouraged through Enquiry by Design exercises (used recently by Kirdford's neighbourhood planning group). This can incorporate consideration of connectivity to the site and identify Green Infrastructure which is required. Finally, the development of "pattern books" and the use of design codes can lead to much more robust development management than design "guidelines" which tend to be more open to interpretation and challenge. The typical situations set out in a design code will serve as a benchmark against which to assess how well an application has addressed the relevant criteria. SDNPA would be willing to provide further input to enhance the design content of the neighbourhood plan.</p> <p>Recommendation: Syngenta is a site of strategic significance to the National Park. There is currently no need for the site to come forward for housing. Additional employment can however be encouraged. The inclusion of the site in the Neighbourhood Plan at this particular time is considered to be premature until the overall planning strategy in the National Park Local Plan becomes clearer.</p> <p>There is a risk the Neighbourhood Plan could allocate a site of strategic significance when it may not be required to deliver the Local Plan strategy. We would be willing to meet with the Steering Group to discuss the future timetable of the Local Plan. Even if it was accepted the Syngenta policy remains in the Plan, there are concerns about the ability of the policy to secure a high quality scheme. We have suggested ways in which this might be resolved.</p>		
132	Andrew Triggs, SDNPA planning officer	Policies SA3 & SA4: Hurstfold Industrial Estate, Surney Hatch Lane and Bridgelands site, Verdley Place	It is not considered that the justification for the loss of either of these sites has been fully demonstrated. The sustainability assessment work needs to set out the reasoning for why these sites have been selected against other alternatives. This also needs to show why housing is considered to be the best possible use and why the quantum for each site represents the best outcome. There remains a concern that the Plan relies too heavily on employment sites (Hurstfold continues to be well-occupied) when other sites in the Parish may be more better located for housing, affordable housing in particular.	Disagree that justification has not been made in both cases. The SA has assessed the proposed brownfield sites and considered them to be sustainable. The community was also very clear that it did not wish to see development of greenfield sites on the edge of the village.	
133	Andrew Triggs, SDNPA planning	Policy EE4: Protection of	The policy needs to refer specifically to development proposals; it could be perceived as referring to existing development.	Agreed – additional text added	Additional text added to refer to

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	officer	Important Views from Fernhurst Village			"new development"
134	Andrew Triggs, SDNPA planning officer	Policy TO1: Conversion of Residential Properties to Bed and Breakfast	Neighbourhood planning does not enable communities to rewrite permitted development through a neighbourhood plan. A Neighbourhood Development Order or Community Right to Build Order can be used to grant planning permission for development which complies with the Order and this may be the more appropriate tool to achieve the objective in (i).	Agreed – policy to be removed	Remove Policy TO1
135	Andrew Triggs, SDNPA planning officer	Policy TO2: Tourism and Heritage Signage	The deliverability of National Park signage should be confirmed with SDNP if this has not already occurred.	Noted	None
136	Andrew Triggs, SDNPA planning officer	Policy TR2: Provision of traffic calming measures	This policy should be checked with the County Council. It is particularly important in the National Park that any highways infrastructure, including signage, takes into account the particular sensitivity of the natural and built environment: a contextually aware rather than generic approach is required as far as possible.	Noted	None
137	Andrew Triggs, SDNPA planning officer	Policies DE1 – DE3: design and landscaping policies	Comments from SDNPA Design Officer to follow.	Noted but none received	None
138	Andrew Triggs, SDNPA planning officer	Policy EM2: Provision of commercial space at residential properties	This policy needs to be tightened to avoid the unintended consequence of otherwise unacceptable residential schemes gaining permission "by the back door". This may be achieved by a more detailed definition in the plan of what constitutes a live/work unit.	Agreed – reference will be made to the commercial activity having to be ancillary to the residential use.	Reference will be made in Policy EM2 to the commercial activity having to be ancillary to the residential use.
139	South Downs Society, Steve Ankers Policy Officer	General	<p>The South Downs Society has in excess of 2,000 members and its focus is campaigning and fund raising for the conservation and enhancement of the landscape of the South Downs National Park and its quiet enjoyment. It is the national park society for the South Downs. Our comments will reflect this focus and will be based on the two statutory purposes of national park designation:</p> <ul style="list-style-type: none"> • Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Parks; and • Promoting opportunities for the understanding and enjoyment of the special qualities of the Parks by the Public. <p>... as well as the additional statutory duty to promote the social and economic wellbeing of local communities.</p> <p>The Society places great emphasis on the special protection afforded to</p>	Noted	No change

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			<p>national parks in the NPPF: “Great weight should be given to conserving landscape and scenic beauty in National Parks” Also: “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.”</p> <p>General Comments on the Plan</p> <p>We welcome and support the neighbourhood plan’s 7 stated objectives:</p> <ol style="list-style-type: none"> 1. Protect and enhance Fernhurst parish’s role in the South Downs National Park, including as a tourist destination 2. Address the housing needs of those with a local connection to Fernhurst parish, particularly older people and those unable to access housing at current market values 3. Ensure the most sustainable use of brownfield sites in the parish 4. Focus development, where possible, in Fernhurst village, being the most sustainable location in the parish, and also take advantage of opportunities in other parts of the parish 5. Provide for the changing needs of businesses and employment within the parish 6. Enhance and provide for the community’s infrastructure needs 7. Ensure design of development respects the local vernacular. <p>We also agree that the important issues are:</p> <ul style="list-style-type: none"> • Protecting the green spaces of community value within the village, particularly the village green • Volumes of traffic and road safety along the busy A286 • Protecting key local services, particularly access to non-car modes of transport • Access to facilities for children/youths • Access to facilities for older people • The importance of reinforcing local resilience/sustainability through low carbon development techniques and technologies is seen by many to be a priority for the plan 		
140	South Downs Society, Steve Ankers	Syngenta	The Society is aware that the SDNPA have indicated that this site should be excluded from the neighbourhood development plan in preference for it being included in the local plan for the national park as one of the key potential	The NP has a policy on the Syngenta site	No change

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	Policy Officer		development sites within the park. However, the timescale for preparation of the park plan will mean a delay in settling the future of this key site and it would seem essential that the neighbourhood plan should at least address the issue of what might happen to this site to inform work on the park plan, perhaps by the working up of a number of scenarios for a variety of uses, identifying possible impacts on the local area and community.		
141	South Downs Society, Steve Ankers Policy Officer	Hurstfold	This site is in a wholly inappropriate position along narrow country lanes to the east of the village. The neighbourhood development plan proposes the replacement of the industrial uses here with residential development but does not address the question of where existing and proposed industrial uses might appropriately be relocated. The Society believes this merits further consideration.	Disagree – the policy is clear about the terms upon which residential development will be acceptable, namely the satisfactory relocation of the existing businesses within the parish. The level of development is not considered to have an unacceptable impact on the surrounding roads.	No change
142	South Downs Society, Steve Ankers Policy Officer	Bridgelands	Issues here are similar to those at the Hurstfold industrial estate. The Society believes that further work is required to deal the conflict between existing commercial permissions and use and their inappropriate locations.	Not clear what is being sought. The policy is considered to represent a sustainable proposal for a brownfield site.	No change
143	South Downs Society, Steve Ankers Policy Officer		Hydraulic fracturing site proposed to west of the village Proposals for this site are effectively on the table and we believe that a neighbourhood development plan should take account of the impact on the local environment of such developments.	This is not within the scope of an NP	No change
144	South Downs Society, Steve Ankers Policy Officer		Appropriate and Inappropriate business/commercial developments in the countryside The current plan does not satisfactorily address the issue of the kinds of development proposal which the community is likely to find acceptable. Future planning applications will no doubt be submitted which the community will wish to oppose, others will be supported. The plan should set out its guidelines for what it would wish to encourage and, conversely, what it hopes to avoid – and why.	The policy framework provided by the NP reflects the views the community on the issues it wishes to see addressed. It cannot provide a framework for all future applications of all kinds.	No change
145	South Downs Society, Steve Ankers Policy Officer	Vision	A future vision for the parish The Society believes that someone reading the plan and being any kind of “stakeholder” in the parish should be aware of what the overall vision is for its future. This vision would make it clear on what evidence and what aims and objectives the plan is based and what, if its policies were followed, the area would look like at the end of the plan period.	Agreed – the vision that was developed through the work with the community should be reflected.	Vision statement to be added.
146	South Downs		King Edward VII Hospital site	It is difficult to envisage the	No change

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	Society, Steve Ankers Policy Officer		The plan refers to the already permitted development at the King Edward VII Hospital site as being sufficient to provide enough market housing to address needs in the area over the plan period but with a caveat that it may be necessary to plan for further development. The Society believes that the plan should seek to envisage in more detail the effects of the development of this site to inform consideration of any future development proposals.	effects of a development that has not been built. The expected effects in terms of additional people, traffic, etc, is clear in the application that was granted at KEVII.	
147	South Downs Society, Steve Ankers Policy Officer	Transport	<p>Roads – None of the roads in the parish appear capable of sustaining significant industrial or residential development without diminishing significantly Fernhurst’s rural aspect in the national park and inter alia causing safety and traffic issues. We believe this situation should be highlighted in the plan.</p> <p>Public transport - The report does touch on public transport, but we believe that this should be developed to consider future requirements of an enlarged village and for tourists and visitors to the area. A more detailed review should be included showing connections to Haslemere (rail), Liphook (rail) and Midhurst (bus).</p> <p>Pedestrian safety – the Society believes that this heading should be changed to pedestrian and cyclist safety. The plan should clearly show how future developments should take account of the provision for pedestrians and cyclists.</p>	<p>This statement needs to be supported. The A286 is a main route and is capable of supporting significant levels of traffic (the issue along this stretch is traffic speeds).</p> <p>The NP did look at public transport matters and this is considered in Appendix 4.</p> <p>The community considered that the NP should address the needs of pedestrians. Cycling was not explicitly mentioned which may be a function of the local terrain which may mean cycling is less attractive to the general population.</p>	No change