

Ferring Parish Neighbourhood Development Plan

Examination Version

Report to Arun District Council of the Examination into the Ferring Parish Neighbourhood Development Plan

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Summary of Recommendations

1. Ferring Parish Neighbourhood Development Plan: as modified should proceed to referendum
2. CRTBO 1 Land at Henty Arms: as modified should proceed to referendum
3. CRTBO 2 Land at Community Hall: as modified should proceed to referendum
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Overview

I am appointed by Arun District Council with the consent of Ferring Parish Council to be Examiner for the Ferring Parish Neighbourhood Development Plan (NDP) and three Community Right to Build Orders (CRTBOs). These aspects have been expressly requested by the Parish Council to be considered together, as an entire package. Accordingly they are linked in my Examiner Report.

I am pleased to report that the Plan and CRTBOs may proceed to referendum subject to a series of minor Modifications. None of these fundamentally change the Plan's content or direction, but are intended to ensure that the Plan meets the Basic Conditions. Within this report are also clearly marked recommendations that are optional and will enable the information to be presented more clearly in a user-friendly document.

I congratulate the community and its partners and advisers for bringing these proposals together. I know the package of information placed before me for Examination represents only a small proportion of the hard work and intellectual capacity that goes into creating an NDP. In this case it is magnified by the three CRTBO's and their links to the NDP. Ferring Parish Council is to be commended for taking the initiative in producing its Community Right to Build Orders which are amongst the first in the country to reach examination stage.

The Proposals and Recommendations

The basis of Ferring Parish Neighbourhood Development Plan and Community Right to Build Orders is to provide a new Community Centre and more space for Allotments. The community engagement identified a local housing need for good quality smaller accommodation attractive to older people wishing to downsize from larger homes. The logic is that a movement at this end of the market would provide capacity for freeing-up larger, family accommodation. Other locally based measures are also within the Plan.

As a consequence, two of the Community Right to Build Orders propose replacing the two existing sites of largely community owned/ occupied land of existing Allotments and Village Hall with housing targeted towards

older people. The income derived from which are to pay for acquiring land to the rear of the allotments for the proposed housing development, for resiting the Allotments and to contribute towards a new Community Centre.

Other proposals include additional land for housing, encouragement of countryside uses to the North of A259 Littlehampton Road, encouragement of retail and other commercial uses in the two defined centres, allocation of green spaces and requirement for sustainable drainage measures for new development.

The Community Right to Build Orders (CRTBOs) seek planning permission for housing, new allotments and a new Community Centre:

CRTBO 1: Land rear of Henty Arms

CRTBO 2: Land at the Village Hall

CRTBO 3: Community Centre

Key differences between CRTBOs and traditional planning applications are highlighted in this report. Primarily for CRTBOs, in addition to the community mandate through Referendum, the benefit from such development remains with the community.

Ferring Parish Council has expressly requested that the inter-relationships are maintained between the CRTBOs and the NDP. I have therefore endeavoured to achieve this through the Modifications whilst ensuring the optimum opportunity for the proposed developments to proceed and to meet the quality the community is expecting.

A full report on compliance of the CRTBOs with the Basic Conditions is provided separately together with their accompanying modifications and recommendations.

1. Introduction

Neighbourhood Planning provides communities with the power to shape future development in and around where they work.

This Report provides the findings of the Examination into the Ferring Parish Neighbourhood Development Plan (referred to as the FPNP). The three Community Right to Build Orders (CRTBOs) are subject of a separate Examination report.

Ferring Parish Council is recognised as the qualifying body for leading a neighbourhood development plan.

This Report provides a recommendation as to whether or not the Neighbourhood Development Plan should go forward to a Referendum. Were it to go to Referendum and achieve more than 50% of votes in favour, then the Neighbourhood Plan would be made by Arun District Council. The Neighbourhood Plan would then be used to determine planning applications and guide planning decisions in the Ferring Parish Neighbourhood Area.

1.1 Role of the Independent Examiner

I have been appointed by Arun District Council with the consent of Ferring Parish Council to conduct the Examination and provide this Report as Independent examiner. I confirm I am independent of the qualifying body and local authority. I do not have any land or other interests that may be affected by the Plan. I am a Chartered Town Planner with over 20 years experience in local authority, private and third sector organisations specialising in planning, design and community-led development. As part of the NPIERS Panel of Examiners they are satisfied that I hold the appropriate qualifications and experience for this role.

As Independent Examiner, I must make one of the following recommendations:

- a) that the Neighbourhood Plan should proceed to Referendum, on the basis that it meets all legal requirements;
- b) that the Neighbourhood Plan as modified should proceed to Referendum;

c) that the Neighbourhood Plan does not proceed to Referendum, on the basis that it does not meet the relevant legal requirements.

If recommending that the Neighbourhood Plan should proceed to Referendum, I am also then required to consider whether or not the Referendum Area should extend beyond the Ferring Parish Neighbourhood Area to which the Neighbourhood Plan relates. I make my recommendation on the Referendum Area at the end of this Report.

In examining the Neighbourhood Plan, I am also required, under Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990, to check whether:

a) the policies relate to the development and use of land for a designated neighbourhood area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act (PCPA) 2004;

b) the Neighbourhood Plan meets the requirements of Section 38B of the 2004 PCPA (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one neighbourhood area),

c) the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

Subject to the contents of this Report, I am satisfied that each of the above points have been met.

Plan Period

A neighbourhood plan must specify the period for which it is to have effect.

The Neighbourhood Plan clearly states, on its title page and in the Introduction that it covers the period 2014 to 2029. It therefore satisfies this legal requirement.

Public Hearing

As a general rule, neighbourhood plan examinations should be held without a public hearing – by written representations only. I have considered written representations as part of the examination process. A public hearing must be held when the Examiner considers it necessary to ensure adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

I am satisfied from the depth of the consultation responses and indeed the spread of consultation invitations that all respondents have been satisfied with the process.

The Parish Council and District Council at my invitation have provided clarification on specific parts of the proposed Community Right to Build Orders and the Neighbourhood Plan. These aspects are covered later in this report.

Taking the above into account, I consider it is not necessary for there to be a Ferring Parish Neighbourhood Plan Hearing.

2. Basic Conditions and Development Plan Status

An Independent Examiner must consider whether a neighbourhood plan meets the “Basic Conditions” which were set out following the Localism Act 2011. In order to meet the Basic Conditions, a neighbourhood plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan (see Development Plan Status below) for the area;
- and it must be compatible with EU obligations and human rights requirements.

I confirm that I have examined the Neighbourhood Plan against these Basic Conditions.

I consider whether the policies of the Neighbourhood Plan have regard to national policies, contribute to sustainable development and are in general conformity with strategic development plan policies, the status of

the relevant development plan and whether the Neighbourhood Plan is compatible with EU obligations and human rights requirements.

The Modifications proposed for the submitted NDP and CRTBOs will enable compliance with the Sustainability criteria of the Basic Conditions and the NPPF, particularly para 173 development viability.

Development Plan Status

The Arun District Local Plan 2003 (saved policies) is relevant to the Ferring Neighbourhood Plan. A new local plan is being prepared, currently (April 2014 - 2029) but is at draft stage and has not yet been subject to public examination. Therefore I have considered the Ferring Neighbourhood Plan against the Local Plan 2003 saved policies edition. It is possible to bring forward an NDP before an emerging Local Plan is adopted. This principle was established in the 'Tattenhall decision' which confirmed standard practice exercised until that date.

The first Local Plan for the new South Downs National Park is currently being prepared, likely completion June 2017. Its Options Consultation Document was published 28 February 2014. Its settlement report rightly excludes the village of Ferring from its considerations, as this sits within Arun DC planning jurisdiction, nor does it include Highdown to the North of the A259. It contains no policies for change within Ferring Parish, rather that it would be subject to protective and management policies for countryside and heritage assets.

European Convention on Human Rights (ECHR) and European Union (EU) Obligations

I am satisfied that the Neighbourhood Plan does not breach, nor is in any way incompatible with the ECHR. The consultation process for the NDP has been extensive and inclusive and responses listened to which have resulted in development of the CRTBOs, which have similarly been developed and consulted upon in a separate process. I am satisfied that the Neighbourhood Plan is compatible with EU obligations.

Following a screening opinion from Arun District Council a Strategic Environmental Assessment (SEA) has been undertaken. The Neighbourhood Development Plan is allocating sites and proposes Community Right to Build Orders which include setting a framework for

development, therefore triggering the need for an environmental assessment.

Arun District Council confirms the FPNP policies have avoided any significant environmental effects arising from the proposals and policies. South Downs National Park Authority, of which only a small northerly portion of Ferring parish lies within the SDNPA, also confirms this view. It states 'In view of the fact that the plan limits (sic) proposes a maximum of 50 properties and a community centre on existing brownfield sites in Arun DC, the SDNPA does not consider that it is likely to cause significant effects on the SDNP.'

Ferring Neighbourhood Development Plan is amongst the first of the Neighbourhood Plans to be subject solely to SEA since the government clarified that Sustainability Appraisals are not required for NDPs. This has therefore been a new challenge for the Parish Council and local authority.

The SEA was formally consulted on for a further 6 week period, published alongside the pre-submission NDP from 14th February to 1st April 2014. Amendments arising from consultation have resulted in changes to the SEA including clearer Policy options and their assessment and more detailed commentary on the Policies themselves.

The SEA has adopted a proportionate approach to assessing the proposals in the Plan and makes a clear statement, which is followed through in the NDP, that the proposed Community Centre is a 'centrepiece and driver of the FPNP. It proposes the redevelopment of existing community assets..' The SEA flags up the need for redesigning the Community Centre so it fits in better with its surroundings, especially from Glebelands. Accordingly my Modifications augment this area of the NDP policies and CRTBOs to include additional provision for design of building and boundary treatments. Therefore I consider that, outside of the necessary renumbering, no further changes are necessary to the SEA to make it entirely compatible with the Modified NDP.

The SEA recognises the considerable constraints applied by land use designations through part of the FNDP being located in the National Park, the presence of two strategic gaps, a number of designated nature sites and heritage assets. It documents strong community support for these designations and the mindfulness of the FNDP in resolving its housing, community asset and retailing without incursion or undermining these areas. It is clear the SEA has been considered in the development of the Plan and CRTBOs.

The overall approach to assessing the environmental effects of the Neighbourhood Plan meets the legal requirements of the EU's SEA Directive.

Arun District is satisfied in its Habitats Regulations Assessment (HRA) screening statement that HRA is not required. The Neighbourhood Plan is sufficiently far from any internationally designated site (over 10km) and therefore does not impact on the integrity of a European site. No objections in relation to any of the above matters were received during the statutory consultation stage. I am satisfied the FPNP meets the Basic Conditions in these respects.

Arun District Council

Arun District Council has confirmed that it is satisfied that the Ferring Neighbourhood Plan meets the Basic Conditions in its letter to Ferring Parish Council dated 12 March 2014, subject to an environmental assessment being provided. This has now been provided. In so doing, it finds that the Neighbourhood Plan is in general conformity with the strategic policies of the extant Arun Local Plan, adopted in 2003. In my Examination I confirm I am satisfied the Ferring NDP is in compliance with the policies in the 2003 Plan that affect the overall deliverability of the Plan and meets the Basic Conditions in this respect. I have also noted the FPNP is mindful of the direction of travel in the emerging policies of the 2014-2029 Plan.

Neighbourhood Plan Area

The chosen Neighbourhood Plan Area will be the Area within which the Policies contained in this Neighbourhood Plan will be exercisable. Ferring Parish Neighbourhood Plan Area straddles two Local Planning Authority Areas, Arun District Council and South Downs National Park Authority. The Neighbourhood Plan Area follows the Parish Boundary. It is therefore a known area and is logical for the intent of the Neighbourhood Plan Policies.

The Plan Area does not overlap with any other and no other neighbourhood development plan has been made in this area.

The Ferring Parish Neighbourhood Area has been designated by Arun District Council 10 December 2012 and South Downs National Park Authority 14 March 2013. This satisfies requirements for the purposes of preparing a Neighbourhood Development Plan under section 61G (1) of the Town and Country Planning Act 1990 (as amended).

3. Background documents

In undertaking this examination, I have considered the following documents in addition to the Examination Version of the Ferring Parish Neighbourhood Plan:

National Planning Policy Framework (NPPF) (2012)
National Planning Policy Guidance (NPPG) (2014)
Town and Country Planning Act 1990 (as amended)
The Localism Act (2011)
The Neighbourhood Planning Regulations (2012)
Arun District Local Plan (Adopted 2003. Saved September 2007)
Arun District Local Plan Publication Draft 2013 for 2014-2029
Basic Conditions Statement
Consultation Statement
HRA Screening Statement from Arun District Council
EIA Screening Statement from Arun District Council and South Downs National Park Authority
Proposals (map)
Submission Letter
Neighbourhood Area (map)
Plus those documents listed in Annex A – Evidence Base, from the Neighbourhood Development Plan

Also:

Representations received during the publicity period
Comments made during the development of the Ferring NDP
Clarification information received from Ferring Parish Council
NPIERS Healthcheck

I spent an unaccompanied day visiting Ferring village and surrounding area.

After assessing the NDP and its CRTBOs I reviewed the NPIERS Healthcheck undertaken in March 2014. My findings concur, particularly dependencies between policies which had not been addressed entirely in the Examination version of the NDP. This prompted my call for clarification and directed Modifications and Recommendations.

I have endeavoured to achieve Ferring Parish Council's express request to maintain interdependencies through the Modifications whilst ensuring the optimum opportunity for the proposed developments to proceed and to meet the quality the community is expecting.

4. The Community's Vision /Intent and relationship with CRTBOs

The Community's Vision for how they wish the future of their Parish to be taken forward is clearly set out in their NDP and taken further forward in the CRTBOs. The Consultation Statement shows their vision has been supported throughout local consultation.

The FNDP wishes to retain the current character and setting of the village, to augment it whilst responding to the needs of local people. This would be achieved through providing more sustainable community facilities of new allotments and Centre and new housing.

FPNPs Vision fits well with the aims of South Downs National Park and of the emerging Arun Local Plan (2014-2029) for Ferring. The extant 2003 Arun Local Plan mentions Ferring in Policy 10: Strategic Gaps for protecting the green swathes either side of the village and so from coalescing with East Preston and Worthing on either side. They all emphasise retaining character and controlling development.

Ferring Parish NDP, through its collective experience as a Parish and specific Neighbourhood Planning and CRTBO consultations, recognises a need for development in order to maintain village life into the future. The proposed NDP and CRTBOs can therefore exercise a positive approach in managing certain new development particularly designed to produce community gains as well as other development coming forward through the wider Local Plan.

However the FPNP and CRTBOs are unlikely to reach some if not all of the community's aspirations set out in their vision through particularly the demands made upon the development behind Henty Arms. Modifications detailed in this report will a greater opportunity for development that can be delivered, that is sustainable and that meets the community's aspirations to comply with the Basic Conditions. These alterations do not affect the direction of the Plan and its vision.

5. Consultation Statement

Public consultation is an important part of a Neighbourhood Development Plan. It is a legislative requirement. It forms part of the evidence base.

Building effective community engagement into the plan-making process encourages public participation and raises awareness and understanding of the plan's scope and limitations. Successful consultation can also create a sense of public ownership, achieve consensus and provide the foundations for a successful 'Yes' vote at Referendum.

As required by regulation 4, Ferring Parish Council submitted a Consultation Statement to Arun District Council, setting out who was consulted and how, along with comments on the outcome of the consultation.

Over the two year process of developing the Neighbourhood Plan and CRTBOs evidence demonstrates the community has been consulted widely.

Ferring Parish Council has demonstrated ably that it has run a comprehensive programme of raising local awareness and encouraging people to become involved in the plan-making and CRTBO process. In Autumn 2012 the Parish undertook a comprehensive survey of all households to seek additional information on the character of the parish, views of its communities and what the FPNP should seek to preserve and to improve. The response rate of 46% produced a range of important evidence that has clearly informed the NDP and CRTBOs. Pages 10, 11 and 12 of the NDP highlight the key responses that contributed to developing the Plan policies.

The Consultation Statement shows how these findings were taken forward democratically by various steering groups, providing further opportunity for local people to engage and develop policies. The spreadsheet in Annex A details the consultation activities running over a period of May 2013 – April 2014 following on from the earlier 2012 parish wide survey.

Evidence shows that various methods of contact were used. Respecting the higher age range within the Parish a substantial amount of publicity was via the Parish Flyer, with several editions publicising events circulated to the entire Parish. Post and posters advertised events and the website was also updated and stalls at public events such as the summer fair.

There is no evidence of the Parish Council precluding anyone from the consultation process.

The detailed data collection sheets show that younger people have responded to the questionnaires, from the under 16s to the over 80s. Whilst no other equality and diversity data has been made available, a comparison of findings with the 2011 Census indicates the spread of respondents to be representative of the local population. I am satisfied that the widespread and comprehensive engagement will have included a useful cross-section of the local population.

The public consultation as demonstrated in the Consultation Statement and supporting papers shows that the NDP has resulted in the development of CRTBOs. They have helped illustrate the proposals most usefully and enabled the community to come to informed decisions. The consultations also highlighted specific projects detailed for implementation in Section 5 of the Plan.

I am satisfied the NDP plan policies and projects largely reflect these responses, as do the CRTBOs. The Community Centre has been supported widely. However the discussion on design seems polarised, producing something of a marmite effect. This highlights the need for a careful period of detailing the design coming forward for the CRTBO 3.

Some useful Regulation 14 responses have not found their way into the NDP, therefore I make Modifications to accommodate these. Arun District Council's response on the Plan has resulted in the recommended alternative Policy for housing development at Ferringham Lane to allow for consideration of wider windfall development and the amount of affordable housing to be determined by the development plan policy.

Given its fundamental importance to neighbourhood planning, I have scrutinised the public consultation process. There is no evidence of any dissatisfaction with the consultation process throughout the two year plan-making period. I am satisfied that the Neighbourhood Plan meets its statutory obligations. Consequently I am satisfied the Neighbourhood Plan is a community-driven document demonstrating an admirable approach to public engagement in neighbourhood planning.

6. Funding the proposed community facilities

Funding for the Community Centre and allotments relies upon monies achieved from the sale for housing on land at the rear of Henty Arms and the Village Hall.

The suggested planning tool of using a S.106 agreement (or other measure having similar effect) attached to the CRTBOs is **not** relevant.

The examination versions of the FPNP and CRTBOs, whilst admirably developed, have unfortunately combined provisions within the original and amended 1990 Planning Act¹. The result is an unnecessary inclusion within the CRTBO of a means of obtaining development profit for community purposes common to planning applications, often 'S.106' Agreement. A planning application and CRTBO are two separate and distinct ways of granting planning permission for development.

A CRTBO requires no further mechanism for transfer of monies or benefits other than the nature of the community organisation or body with the purpose of furthering the social, economic and environmental well-being of the community² plus other conditions where not a Parish Council. The references to S.106 contributions are modified in the FNDP to create a policy safeguard covering the eventuality of a planning application being made but are removed from the community-led CRTBOs. This will ensure the FPNP (and CRTBOs) meet the Basic Conditions relating to sustainability and deliverability.

To pursue the illogicality of a S.106 within a CRTBO, even if it were possible, would result in the community entering into a S.106 with themselves to ensure the development monies raised from the sale of their own land will enable delivery of their own development. Not just illogical but costly for no extra gain. For the reasons given above, the principle is flawed. NPPF paragraph 205 is concerned with sufficient flexibility to 'prevent planned development from being stalled'. An unnecessary and complex legal obligation stands a strong risk of doing this and would not have met the Basic Conditions regarding contribution to sustainable development and delivery.

¹ Amended by the Localism Act 2011.

² Supporting detail: Community Right to Build www.gov.uk

The aims of the supporting FPNP policies 2, 3, 9 and 10 in replacing community facilities are secured through a new FPNP policy, Policy 1B and the CRTBOs' proposals and organisation. New Policy 1B ensures monies from development of the two sites are directed towards delivering the new allotments and community centre, unless where already provided. Policies 2 and 3 that support delivery of the housing at Henty Arms and Village Hall are also similarly modified. The requirement for contributions towards utilities would be managed in the usual manner and a reminder is included in the Informatives of CRTBOs 1 and 2. The modification of inserting Policy 1B might perhaps be labouring the point given the terms of the legislation, however it is important to highlight for communities and developers in these early stages.

Using a CRTBO to grant planning permission results in the benefits staying within the community, delegating the management of these benefits to the community itself. The integrity of the financial intent is apparent with the declarations of commitments of monies towards the new allotments and community centre is provided within the Foreword to the NDP and CRTBOs 1 and 2 for developments at Henty Arms and the Village Hall. The Parish Council's decision to manage the developments, which will be in partnership with the Homes and Communities Agency (HCA), has received the support of the community throughout the consultations.

The Parish Council comprises an appropriate body for managing and directing the monies received from the proposed development into the community facilities proposed. Schedule 4C³ 'Community Right to Build Orders', Section 61Q refers. The application to 'community organisation' highlighted within para. 3 (1) (a), has effect to Parish Councils (S.61Q, para. 1 (3)). Here, S.61G, para. 2 defines a 'relevant body' as either (a) parish council, or (b) community organisation. Ferring Parish Council is bound by the requirements of para. 3 (1) (a) only, where the 2012 Regulations⁴ state that S.61Q para 3 (1) (b) is to be prescribed for any community organisation which is not a parish council.

³ Of the Town and Country planning Act 1990, inserted by Schedule 11 of the Localism Act 2011.

⁴ The Neighbourhood Planning (General) Regulations 2012, Part 4 'Community Right to build organisations', para. 13 (1).

6. Neighbourhood Development Plan Site Allocation Policies

6.1 Land to the rear of Henty Arms and delivery of the Community Centre

Development of land to the rear of Henty Arms is most likely to activate the chain of development proposed in FPNP policies and the CRTBOs to deliver new community facilities of allotments and new community centre. Policy clauses are re-ordered and reworded to highlight and strengthen the desired effect of the FPNP to secure delivery for the Allotments and the Community Centre.

Consideration of the Community Centre is relevant to consideration of development of this site. Allotments do not constitute 'previously developed land' and therefore will not be automatically considered as suitable for building development. It is only the special circumstances of the community requirements for this site being part of an overall package of reordering existing community facilities in the Parish and associated funding which is triggering release of the allotments for development. As such it meets the Basic Conditions in terms of sustainable development and in particular the requirement of NPPF 70 in ensuring an 'integrated approach to considering the location of housing, economic uses and community facilities and services.'

Clause II of the original Policy 2 for land to the rear of Henty Arms, requiring completion of the Community Centre building in its entirety, is removed from this Policy. Such a requirement would place unnecessary burden for a developer on land not proven to be within their control. It would be unreasonable, making it contrary to NPPF 173, 177 and beyond the scope of NPPF 202 and so would not meet the Basic Conditions relating to national policy and sustainable development.

The requirement for a time period in constructing the Community Centre itself and relocating uses is taken into Policy 3 for redevelopment of the Village Hall and CRTBO 2. Such a stipulation is directly related to removal of the existing community building on the site and replacement development. The Clause providing for existing uses to continue and be relocated in the new Centre or appropriate temporary facilities is also naturally included in the reworded CRTBO 2 and Policy 9 Community Centre (and linked CRTBO 3).

Sufficient time should be allowed for properly designing the replacement Community Centre within the overall development programme. This is an important consideration for the community so that details are not rushed for such an important project. Such a project would benefit from further community involvement and for those of the stakeholders as a minimum. I strongly recommend the design allow for phasing of construction so a wider ambition might be achieved or indeed in the event of any funding gaps or delays. It will also contribute to ensuring fewer budgetary surprises. In particular proposed agencies, such as the Library services and GP service provision, need to ensure these spaces are of sufficient size and fit for purpose, as raised through the community consultation. The Homes and Communities Agency (HCA) is providing overall support. Depending on the extent of support, the project could find a design review beneficial. Often at the briefing stage a design review is most useful, but really at any stage. Design Council CABE and Design: South East are both agencies that can assist.

It is obvious that without the community's involvement and foresight the housing sites at Henty Arms and Village Hall could not have been brought forward successfully nor indeed to contribute towards new facilities. The community is to be commended for the boldness in their approach and creating the opportunities for gaining such a package of community benefits from the inter-related developments.

6.2 Housing land allocations

The 2003 Arun District Local Plan has not allocated sites for housing development in the Parish. It has so far relied upon windfall sites coming forward. The emerging Local Plan proposes a requirement for 50 homes to be provided in the Parish but has yet to allocate sites, although the SHLAA has highlighted a possible single site at Land to the East of Green Park. Whilst this Plan is still emerging, the NDP has nevertheless made provision for the suggested 50 houses in proposing allocations for three housing sites in addition to following Arun Local Plan's windfall sites policies.

Considering the Ferringham Lane site, this is likely to be released for development later than the Plan period which would mean a shortfall in this target. However no evidence is provided otherwise to demonstrate the Ferringham Lane site may not be brought forward earlier nor that windfall sites may not provide for up to 50 new homes. In this case I consider it reasonable to include the Ferringham Lane site within the NDP

if so wished, but recommend that it should be a part of a more general policy to include windfalls. The modifications remove Policy 4 relating solely to allocating land at Ferringham Lane as it would not meet the Basic Conditions for compliance with NPPF 6 relating to realistic delivery of development within a plan period. The reliance on the Arun Plan for the wider housing delivery should be maintained and allow for other possible housing sites to be brought forward within the village boundary, and is recommended within a new Policy 4.

Turning now to site allocation policies 2 and 3 relating to housing development behind Henty Arms and the Village Hall. Few obvious larger housing sites exist within the Parish due to the landscape and other planning policy constraints. Those sites within the built up area of the village raise difficult and seemingly intractable constraints, being occupied by much valued local community assets. They are also mostly owned or controlled by the Parish Council or other community groups.

The District Council questions the potential for affordable housing provision from the site to the rear of Henty Arms. For the reasons below I consider there is sufficient flexibility in the overall FPNP and existing and emerging Local Plans to provide for affordable housing. The transfer of development monies into new allotments and a new community facility rather than towards affordable housing would still meet the Basic Conditions.

A further call upon the monies raised, particularly from the Henty Arms development, could jeopardise the deliverability of the proposed community centre. This is a guiding tenet of the FPNP and indeed the rationale for redeveloping the Village Hall and rear of Henty Arms sites.

The community has made the case ably in its Basic Conditions Statement, SEA and demonstrated in the willingness of the community through their responses to the engagement for the FPNP and CRTBOs. The community recognises the need for replacing their existing crumbling community facilities that would otherwise struggle for funding to repair and replace. The Henty Arms site and that of the Village Hall comprise inherently sustainable proposals for contributing to improved, more sustainable community facilities. Wider community benefit in serving the entire Parish and protecting local facilities would contribute towards a more sustainable community and is supported by Local Plan Policies GEN 1 and 8 (2003) and Policy 1 (2014) and NPPF, particularly para. 70 encouraging social, recreational and cultural facilities and services.

Considerable demands will be placed on the proposed housing development at the Henty Arms and Village Hall site to provide the improved local community facilities identified through NDP consultations. The Basic Conditions Statement highlights the Henty Arms site is 'specifically intended to deliver a maximum residual value to reinvest in delivering Policy 9 (Community Centre). Further, there is unmet local demand for 'downsizing' homes that the market is not meeting; conversely there are few households in housing need in the parish. A combination of housing development supported by Policy 4 (Ferringham Lane) and of recent consents in the village will deliver a significant increase in local affordable housing supply of some 40 dwellings.'

In this case affordable housing contributions may be made through the smaller scale windfall sites where the Parish has a strong track record. Arun District Council adopts a low starting point for affordable housing. Its Interim Affordable Housing Policy (2010) requires developments of 1 – 14 units to make an affordable housing provision of 15% subject to viability. This is particularly helpful in capturing contributions from the typical 1-3 units provided on windfall sites.

In terms of viability, all three development sites proposed in Policies 2, 3 and 9 will experience higher than average redevelopment costs as they are on mostly previously developed, 'brownfield', land, which is not a low-cost option. Land behind Henty Arms, would include purchasing land to create a development plot from an otherwise landlocked brownfield site. Development of this land for housing would have been unlikely in the foreseeable future unless it was packaged with the allotment site. Local agreement to developing the allotment site is largely predicated on the wider community good that would arise from re-provision of new community facilities. Further costs are associated with finding sites for the new allotments plus noise attenuation and other technical requirements arising from the proposed housing development itself being adjacent to a railway line, as well as of course the expectation of development costs for the proposed new Community Centre.

For the Rifers and Village Hall sites are costs of demolition, any associated landfill and land preparation. Monies would be required to physically move the existing community uses from one site to another.

The rationale for site selection within the FPNP is given in the April 2014 Site Assessments Report. The report follows Arun District Council's assessment considerations and that of DCLG good practice guidance. The Site Assessments Report makes reference to community support for three out of four of the sites arising from the community survey and planning workshop, which are also supported in the SEA. In particular the SEA highlights the Ferringham Lane site as important for longer term affordable housing provision. It is included in the recommendations for a more embracing policy to include windfall sites. The fourth site would be in a settlement gap between Ferring and Goring and therefore is considered in the Audit that it would not receive support at Referendum. It is not included in the NDP.

These housing sites represent logical development for the Parish and I find nothing in the Consultation responses to draw any other conclusion.

7. Modifications to NDP and CRTBOs

Introduction

The modifications introduce a new FPNP Policy 1B to highlight the intent of the development monies raised through the CRTBOs. It also introduces greater flexibility in being able to deliver the community infrastructure through a traditional planning application, in the unlikely event one is submitted rather than implementing the permission granted by CRTBO.

The new policy makes the intent of the Plan abundantly clear. It will help understanding of intent at the referendum. Developers using the Plan will understand the requirements.

Financial estimates for sale and development have not been provided. The Parish Council clarified the difficulty in providing figures at this early stage as many factors are involved, which is understandable. However Policy 2 expected the onus for delivering new Allotments site/s and an entire new Community Centre with associated demolition and new car park to rest entirely on one site allocated for a maximum of 14 houses on land behind Henty Arms. Without financial evidence to the contrary such an assumption appears at best optimistic. Consequently the policy demands would have represented 'such a scale of obligations and policy burdens that their ability to be developed viably is threatened' (NPPF 173, 203 and 205) and failed to meet the Basic Conditions tests of compliance with national policy and

sustainability. Modifications address this issue and share viability and deliverability for the key drivers of the Plan across the two sites of Henty arms and Village Hall and related CRTBOs as detailed below.

If there is appetite within the Parish and its advisors, I recommend re-ordering FPNP policies, bringing the Community Centre and Allotments near the beginning of the document as Policies 2 and 3 so they follow on from the Vision. The Ferring Community Centre is considered within the EIA to be a 'centrepiece and driver of the Neighbourhood Plan' (para 8.26 EIA) and therefore in my view it has a rightful place at the beginning of the Policies. The focus of the Plan will be clearer for readers, for Referendum and for subsequent use by development professionals and funders implementing the developments.

I would also recommend augmenting the Objectives to embrace wider sustainability, as below.

Modifications and recommendations

Modifications to the following Policies will ensure overall legal compliance.

Recommendations are optional for consideration by the Parish Council and its advisers.

a. Modification

Page 3, Foreword. Reword penultimate paragraph to remove reference to conservation area which wrongly implies extending a conservation area is within the remit of a NDP.

Rewording might be along the lines of "Although the plan is of necessity defensive there are also many very positive aspects to it. We propose to ~~extend further protection to the village through a modest extension to the conservation area,~~ create ing areas and buildings of special character and ensuring our treasured green spaces are protected."

I would also recommend raising the tone of this paragraph if at all possible. NDPs and CRTBOs raise an exciting opportunity for communities. The whole tone could be more positive and state controls over design on the CRTBO sites and the other positive policies within the NDP.

b. Recommendation

Page 4. List of Policies and Proposals

The FPNP would be more legible if the order of policies would be altered as follows. However this may require editing across other documents which may not be desirable in the timescales.

- 1A. A spatial Plan for the Parish
- 1B. Delivery of Community Benefits
2. Ferring Community Centre, Greystoke Road
3. Allotments
4. Redevelopment of land rear of Henty Arms, Ferring Lane for housing
5. Redevelopment of Ferring Village Hall with housing and transfer of community uses to the proposed new Community Centre (Policy 3).
6. Land at Ferringham Lane
7. Land North of Littlehampton Road, encouragement of existing rural businesses
8. Village Centres
9. Local green spaces
10. Sustainable water management

c. Modification NDP

Page 13. Relocate text and Map 2003 Arun Local Plan to Appendix A. The content of this part is useful in setting the context of the NDP, however the provision of a map at this point is confusing to the reader.

The opportunity may also be taken to include the other Arun Map extracts showing constraints that were included in the 2012 version of the NDP. Appendix B will comprise Schedule of Evidence.

d. Recommendation

English Heritage (Appendix B1) has suggested additional policies should be added which they consider especially important in the setting and context of the FPNP in the list accompanying in para 2.27

- DM 29 listed buildings
- DM 30 Buildings or structures of character
- DM 31 Conservation Areas
- DM 32 Areas of Special Character
- DM 33 Sites of Archaeological interest

e. Modification

Para 1.6 reword last sentence to read 'The statutory bodies have been consulted on the scope of assessment and on a second draft report published alongside the Revised Pre submission FPNP in February 2014'
Para. 4.2 replace 'their' with 'any'.

f. Modification

Insert Proposals Map within the document after Chapter 4. Land Use Policies.

Contents page to read:

5. Proposals Map

g. Recommendation

Pg. 18, para. 3.3. Insert additional objective and measure:

1. A sustainable plan for the parish and delivery of community benefits

Appropriate well designed development in accordance with policies in this Plan and the Arun District Plan and South Downs Plan

Financial contributions from new development permitted in this Plan and Arun Plan towards new community centre and allotments

2. Securing the long term future of community facilities that help make the village special

A new multipurpose Community Centre

Vibrant shopping centres

Open spaces **and links between** within the village for informal recreation **and allotments**

3. To plan and deliver a range of well designed housing mix and types in locations with good access to services and facilities by foot and bus as well as car whose development contributes to the sustainability of the Parish.

4. To offer greater protection etc (no change)

5. To plan for climate change etc

Add bullet point **6. Sustainable, well designed development and reduction in resource use**

h. Recommendation

Page 20: 4. Land Use Policies

Introduction, para 4.2 insert end of first para 'on issues not covered within this NDP'

i. Modification

Page 20. New para. 4.4. To highlight the strength of the FPNP's vision, the first Policy is to ensure delivery, firstly of the new Community Centre and relocated allotments and any other community facilities and then delivery of the spatial plan for the Parish.

j. Modification

Page 20. Insert a new FPNP Policy.

Policy 1B: Delivery of Community Benefits

(i) Delivery of the new Community Centre, allotments and other community benefits via Community Right to Build Order

Development monies arising via the Community Right to Build Orders No.s 1 and 2 will be used to make appropriate financial contributions towards a new Community Centre and allotments. Any future Community Right to Build Orders will include appropriate financial contributions towards community benefits specified within their Orders.

(Conformity reference: Arun 2003 GEN 8, Arun emerging Plan SP26 and NPPF paras 173 and 70.)

(ii) Delivery of the new Community Centre, allotments and other community benefits via planning application

Where the development arises via a planning application on land to the rear of Henty Arms and the Village Hall all new residential development will be expected to make financial contribution towards providing appropriate new community infrastructure on site or off-site in order to contribute to measures for improving facilities for community benefit for relocated allotments and a new Community Centre.

(Conformity reference: Arun 2003 GEN 8, Arun emerging Plan SP26 and NPPF paras 173 and 70.)

4.8 This Policy ensures financial contribution from housing development on the two sites of Land to the rear of Henty arms and the Village Hall encouraged in this Plan for the purpose of delivering the Community Centre and Allotments. It recognises and accommodates the two main mechanisms of transferring monies to community infrastructure, via traditional planning application and via Community Right to Build Order. It also raises the possibility of further CRTBOs and their contribution to community infrastructure.

4.9 Policies are specifically linked within this Plan to ensure these developments are achievable so that the community's ambitions are realised.

k. Recommendation

The community consider highlighting any surplus monies over and above the required development in Policy 1B for transferring to Arun District Council for affordable housing requirements.

l. Modification

Re-number Policy 1: A Spatial Plan for the Parish, to **Policy 1A**
All else remains the same

m. Modification NDP

Rename and reword Policy 2: Land rear of Henty Arms, Ferring Lane.

Remove requirement for occupation tied to completion of the new Community Centre previously included in Clause II of original Policy 2.

FPP Policy 2 shall read as:

Policy 2: Redevelopment of land rear of Henty Arms, Ferring Lane with housing

Housing shall be developed on land to the rear of Henty Arms for up to 14 homes comprising 1 and 2 bedroomed open market homes to be delivered in the period of the Plan, provided:

- i. replacement Allotments are provided and are available for occupation prior to the commencement of the housing development (Policy 4 refers)**
- ii. homes shall be designed to Code for Sustainable Homes Level 4 (or equivalent)**
- iii. where the housing development arises via the Community Right to Build Order No. 1 for this site, the monies raised from the sale of the land and/ or development within its control, shall be used to make appropriate financial contributions towards providing for allotments and a new Community Centre.**

iv. where development does not arise via the Community Right to Build Order No. 1 for this site the development shall be subject to make appropriate financial contributions towards providing for allotments and a new Community Centre.

Insert new line: Financial contributions for replacement facilities will be required with any planning permissions granted unless via the CRTBO 1. This is to ensure that necessary contributions are made towards securing replacing these facilities elsewhere in the event of any planning application not made via the community. FPNP Policy 1B refers.

Remaining paras. follow on. Insert new line:

Consideration shall be given for designing the accommodation for older people wishing to downsize. The community engagement for this Plan highlighted this need.

Para 4.12 delete last sentence ~~'It also requires the the Centre is open for occupation prior to completion of the housing scheme to ensure the Centre is delivered'~~

Insert end of para 4.12 **'Consideration of the Community Centre is relevant to consideration of development of this site. Allotments do not constitute 'previously developed land' and therefore not normally considered as suitable for building development. It is only the special circumstances of the community requirements for this site being part of an overall package of reordering existing community facilities in the Parish and associated funding which is triggering release of the allotments for development. The Strategic Environmental Assessment for the NDP recognises the need for this interconnected development in that the 'locational decisions have been driven by achieving a significant community benefit outcome, the like of which may simply have not been possible without a combination of the Neighbourhood Plan and Orders.'** As such this policy ensures an **'integrated approach to considering the location of housing, economic uses and community facilities and services.'** (NPPF 70)

n. Modification NDP

Rename and revised wording for Policy 3: Ferring Village Hall, Ferring Street.

FPNP Policy 3: Redevelopment of Ferring Village Hall with housing and transferring community uses to the proposed new Community Centre (Policy 3).

Redevelopment of the existing village hall site for housing is supported for up to 10 units comprising 1 and 2 bedroomed open market homes to be delivered in the plan period, provided:

- i. redevelopment shall not take place until replacement facilities for the existing users of the Village Hall have been provided either within the new Community Centre (see Policy 3), or at another appropriate location**
- ii. homes shall be built to Code for Sustainable Homes Level 4 (or equivalent)**
- iii. the scheme protects and enhances the significance of the Landfalls/ Vine Cottage Heritage Asset.**
- iii. where the development arises via the Community Right to Build Order No. 2 for this site, the monies raised from the sale of the land and/ or development within its control, shall be used to make appropriate financial contributions towards providing for a new community centre (and allotments where not already provided).**
- iv. where development does not arise via the Community Right to Build Order No. 2 for this site the development shall be subject to make appropriate financial contributions towards a new Community Centre (and allotments where not already provided).**

Insert new line: Financial contributions for replacement facilities will be required with any planning permissions granted unless via the CRTBO 2. This is to ensure that necessary contributions are made towards securing replacing these facilities elsewhere in the event of any planning application not made via the Community. FPNP Policy 1B refers.

Consideration shall be given for designing the accommodation for older people wishing to downsize. The community engagement for this Plan highlighted this need.

Remaining paras. follow on and to change paragraph references within.

o. Modification NDP

Remove current Policy 4: Land at Ferringham Lane.

p. Recommendation NDP

Rename and reword Policy 4 to read '**Policy 4: Housing site allocations**'

Reworded policy:

There is a presumption in favour of housing development within the Built up Area Boundary of Ferring Village, as identified within the NDP Proposals Map.

Land at Ferringham Road is identified for future allocation through plan review.

These sites will together deliver a minimum of 26 dwellings comprising a mix of dwelling types. Projected actual dwelling completions, which may result in delivery of a higher number of dwellings through development of these sites, will be refined on a site by site basis as detailed design and landscaping schemes are prepared.

The Neighbourhood Plan will expect proposals for each site to conform to Arun District Council's affordable housing policies.

Add notes:

The Ferringham Lane site has been identified as being suitable for housing in the NDP Site Allocations Document. However this site is indicated to be unlikely to be brought forward within the life of this Plan. Therefore it is not possible to make a formal allocation comprising this site alone. The reworded policy allows for windfall sites to come forward within the area defined as the Built up Area Boundary.

q. Modification NDP

Rename and revise wording of Policy 6: Land North of Littlehampton Road. Adding Clause I clarifies the intent. Rewording the other Clauses broadens the spectrum of remedial measures for new development to fit in to its surroundings. Plans requiring views of the proposed development from the open countryside will make it easier to assess impact and adopt a more positive role towards new appropriate development. Additional Clause v. is added at the request of Southern Water (Appendix B1. Consultation Statement) to allow for development to enable carrying out their essential services in exceptional circumstances

Policy 6: land North of Littlehampton Road, encouragement of existing rural businesses

The Neighbourhood Plan will support etc

Alter Clauses to read:

I. any development shall minimise visual impacts on the surrounding countryside

II. all new buildings are located as part of the existing clusters of buildings to ensure existing patterns of development are maintained and to avoid significant incursions into open countryside, wherever possible unless details show an improved siting.

III. suitable measures are proposed to improve the setting and/ or screening of the development within its wider setting of the National Park.

IV. where appropriate, proposals shall be accompanied by drawings or other images showing impact of the proposed new development from key vantage points in the surrounding open countryside

V. development will be permitted in exceptional circumstances, for example, if it is essential to meet utility infrastructure needs and no alternative site is available

The neighbourhood Plan etc. **add or other unrelated uses**

r. Recommendation NDP

Revise wording Policy 7: Local Green Spaces. This will highlight the dual function of green spaces for recreation and movement as well as surface water management and biodiversity.

Policy 7: Local Green spaces

Insert after III

These local green spaces are important for their recreational purposes and for their quieter functional roles of wildlife corridors, to naturally manage surface water and other aspects of climate change.

Proposals for development on the land etc

(Add conformity reference NPPF 99, managing climate change)

s. Modification NDP

Revise wording of Policy 8: Village Centres. This will allow expansion of other uses into commercial development.

Policy 8: Village Centres

The Neighbourhood Plan defines the village centres at Ferring Village and at South Ferring, as shown on the Proposals Map.

The Neighbourhood Plan will support proposals for planning permission or prior approval within **the defined village centres for the development of premises for commercial uses and from existing commercial uses to shops (Use Class A1), from existing shop premises (Use Class A1) to financial/ professional services (Use Class A2) to a restaurant/ café (Use Class A3) or to an office (Use Class B1a), provided:**

- i. add clause ii. **where the proportional number of non A1 uses etc and add in each defined centre**
- ii the design and/ or use will **at the minimum** cause no significant harm **and is likely to improve** etc

Re-number ` **other than that provided for in Policy 6, etc**

t. Modification NDP

Rename and revise wording Policy 5: Sustainable Drainage Systems

Policy 5: Sustainable Drainage Systems and Water Management

Insert new i.

i. proposals include details of sustainable drainage systems that demonstrate the proposal satisfactorily manages the risk of surface water flooding

These may include the following

ii. permeable driveways etc...

insert new iv

iv. or any other appropriate technical solution

(Conformity reference: add **2014 Arun Local Plan Policy DM 20**)

Para 4.24 add **The Ferring NDP Environmental Assessment Report is mindful of the susceptibility of the village to flooding from the Ferring Rife and from surface water flooding during heavy rainfall events and raises the SEA objective of reducing vulnerability to climate change (first para. Pg. 3 and objectives table).**

u. Modification NDP

Policy 9: Ferring Community Centre, Greystoke Road

Proposals for a replacement Community Centre built on the site of the current Rifers Centre and Retirement Centre at Greystoke Road will be supported. An indicative size and functions of this building is shown in CRTBO 3. It may be built in one or more phases in recognition of funding being provided from different community and other funds: in particular through release of land and subsequent housing development of two different sites in the village - allotments to the rear of Henty Arms and the site of the current Village Hall (see Policies 1, 2 and 3 and CRTBOs 1 and 2). The Community Centre is supported where:

a. The replacement Community Centre is of a good design and will in particular need to have regard to protecting and enhancing the Ferring Conservation Area

b. Means of continuing the current activities carried out within the Rifers and Retirement Centre and, where appropriate the Village Hall, alternative premises are approved and secured to the satisfaction of users before work begins on the new Community Centre.

- c. The new Community Centre shall be of a size capable of accommodating the relocated uses from the existing site and Village Hall, incorporating a doctors surgery, library service and Parish Council office including sufficient storage of essential items for these groups with the building up to a maximum size of 1300sq m gross internal floor area.**
- d. The Community Centre shall be designed to be energy and resource efficient to minimise running costs and manage thermal comfort.**
- e. A new car park shall be constructed that is accessed off Rife Way before development commences to enable the recreation fields to continue being used and facilitate construction work on the proposed buildings.**

(conformity reference etc)

v. Modification NDP

Rewording for Policy 10: Allotments.

FNP Policy 10: Allotments

The Neighbourhood Plan will support proposals for the provision of:

- i. at least 0.25Ha land suitable for new allotments**
- ii. on one or more sites conveniently located within the Parish.**
- iii. in the event of housing development taking place (see Policy 5) on allotments to the rear of Henty Arms, replacement allotments will be made available for occupation before the commencement of housing development on this site.**

(Conformity reference stays. Add Arun 2014 Policy SP 17 Allotments)

Insert first para of explanatory text: FNP recognises the environmental, health, recreational and other benefits that Allotments bring to plot holders, their families, and the wider community. Allotment gardening offers the benefit of a healthy lifestyle all year round that is active, sustainable and socially inclusive. They contribute to fulfilling the Vision and Objectives local people have supported throughout the FNP engagement process.

Relocating the current allotments will enable new housing to be built, the monies raised from which will contribute towards relocating and expanding allotments, a new Community Centre and any other community infrastructure and associated legal and other costs (Policies 1,2,3,and 9 refer and CRTBOs 1, 2, and 3).

w. Recommendation Proposals

Remove this section from the NDP. It is confusing and not relevant to the NDP Referendum.

In any event Proposal 5: Pattersons Walk should be reworded to include the necessity for early consultation with the Marine Management Organisations (MMO) to ensure that necessary regulatory requirements are covered. (ref. Consultation responses Annex B1). There may also be opportunities to cross fund any necessary works with Arts or other funding which could make such a proposal highly attractive, as in other seaside locations nearby and the rest of the UK.

Modifications to CRTBOs

A separate full report is made with regards to the CRTBOs.

In summary all CRTBOs are Modified to make provision for displaced uses and for approval of detailed design. The requirement for S.106 is removed for the two housing CRTBOs as explained fully earlier in this report. All CRTBOs require some Modification to the explanatory text and supporting information to ensure they meet the Basic Conditions as detailed in the CRTBO reports.

8. The Ferring Neighbourhood Plan – Other Matters

The Neighbourhood Plan includes a section on Delivery and Implementation. Whilst this does not contain any policies, it provides a helpful explanation of how the Neighbourhood Plan will function. It recognises the importance of a collaborative approach and identifies those bodies with which the Parish Council will work to deliver the policies of the Neighbourhood Plan.

However I consider its placing within the body of the NDP to be unhelpful as it could be confused with the Plan itself.

I recommend that this element is separated from the NDP.

9. Summary and Referendum

In summary, it is my view that the Ferring Parish Neighbourhood Plan reflects the views of the community and sets out a clear and deliverable vision for the neighbourhood area.

There are minor Modifications and recommendations to the Plan. None fundamentally change its content or direction, but are intended to ensure that the Plan meets the Basic Conditions and is a user-friendly document.

Subject to the above, the Ferring Parish Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; contributes to the achievement of sustainable development; is in general conformity with the strategic policies of the development plan for the area; does not breach, and is compatible with European Union obligations and the European Convention of Human Rights.

The Ferring Parish Neighbourhood Plan meets the Basic Conditions.

Referendum

1. Ferring Parish Neighbourhood Plan

I am delighted to recommend to Arun District Council that, subject to the minor modifications proposed, the Ferring Parish Neighbourhood Plan should proceed to a Referendum.

2. CRTBOs

I am delighted to recommend to Arun District Council that, subject to the minor modifications proposed, the three CRTBOs should proceed to a Referendum. I am satisfied that the CRTBOs have been developed individually and so each meets the necessary Basic Conditions. They may therefore be included individually or together with the NDP.

As indicated in the NDP should any Order not be made the related Policy may be implemented via conventional planning application. A benefit of including the Orders in the Referendum with the Plan is that the three most important and mutually dependant proposals will be delivered in the ways proposed in the Plan and will be familiar to the public that has had extensive input already.

Referendum Area

Neighbourhood Plan Area - I am required to consider whether the referendum area should be extended beyond the Ferring Parish Neighbourhood Area. The Neighbourhood Area mirrors the Parish boundary.

I consider the Neighbourhood Area to be appropriate. I note that no evidence has been submitted to demonstrate that this is not the case.

I recommend that the Plan should proceed to a referendum based on the Ferring Parish Neighbourhood Area as defined by Arun District Council 10 December 2012 and South Downs National Park Authority 14 March 2013.