

Consultation Statement for Woodmancote Parish Neighbourhood Plan



Neighbourhood Planning Regulations 2012 (Part 5 s15)

Neighbourhood Development Plan Proposal - Consultation Statement

To: Horsham District Council (Local Planning Authority)

By: Woodmancote Parish Council (Qualifying Body)

Neighbourhood Development Plan Title: **Woodmancote Parish Neighbourhood
Development Plan**

This application relates to Woodmancote Parish Council and the boundary is indicated on the plan below.

Woodmancote Parish Council NDP Consultation Statement

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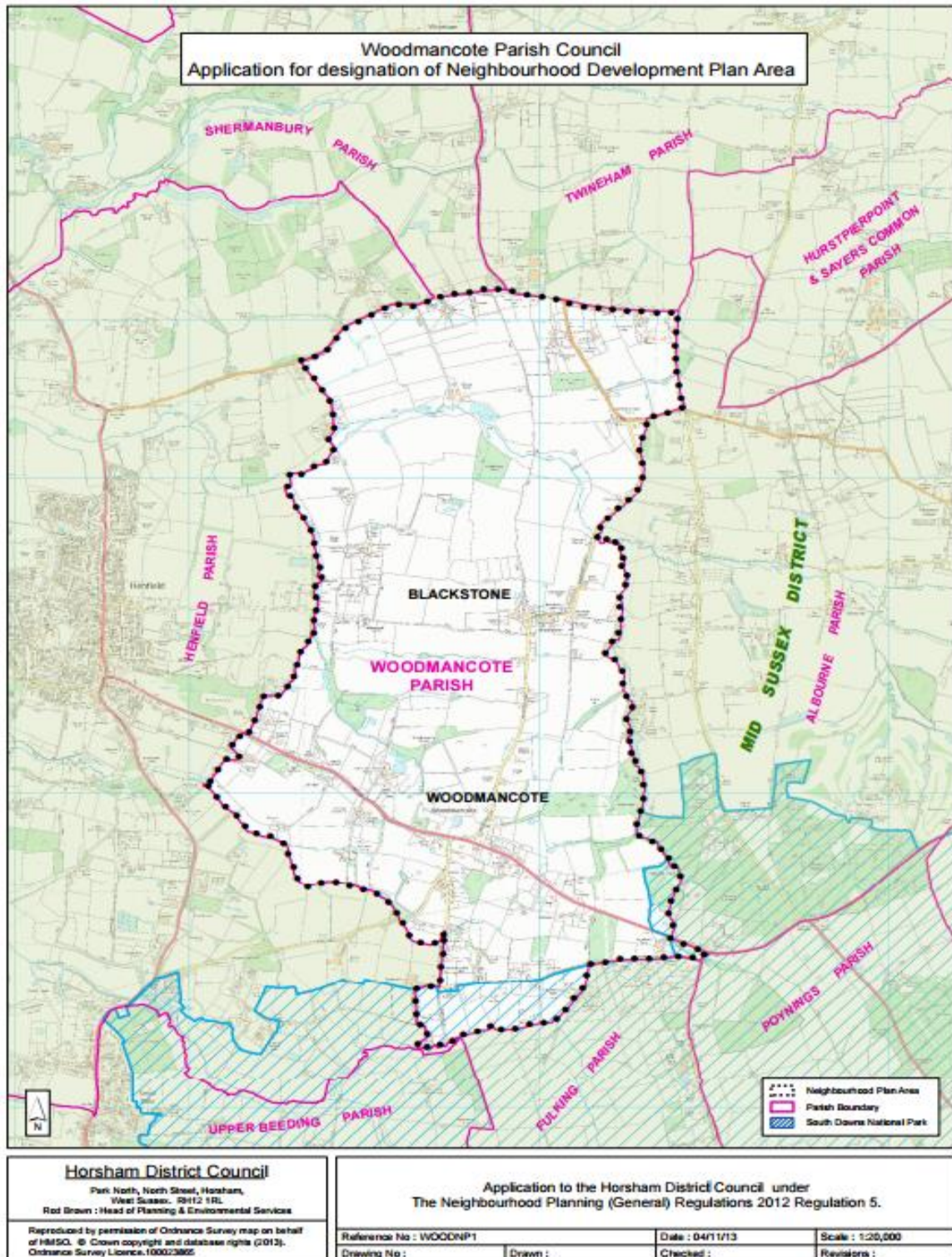
Maps

1. Designation Area Map

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Horsham DC consulted on our Neighbourhood Area designated from 14 November to 26 December 2013. The designation was approved on 25 February 2014.

Map 1: Neighbourhood Plan Designation Area



1. Introduction

This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the Legislative basis in section 5.0.

- a) Details of the persons or bodies consulted and how they were consulted
- b) Summaries of the issues or concerns of respondents to draft plan consultation and how they were addressed.
- c) Comments from Horsham District Council and the Responses to it.
- d) Copies of consultation material used and pictures from events.

All annex material is available at www.woodmancoteparishcouncil.co.uk.

The Parish Council and Steering Group have carried out consultation activities with both community and statutory bodies as well as interested parties. This was to enable extensive engagement and involvement in the preparation of the Woodmancote Parish Neighbourhood Plan. The details are set out below.

The submission plan includes:

- 1. Introduction and Background
- 2. The Neighbourhood Area
- 3. Planning Policy Context
- 4. Community View on Planning Issues
- 5. Vision, Objectives and Land Use Policies
- 6. Implementation

The Woodmancote Parish Neighbourhood Plan has taken into account representations received on both the formal consultations and comments from the residents.

2. Background

The Parish Council had been working with the community to help shape the future of Woodmancote since the development of the Parish Plan in 2005. The Parish Plan sought to address a wide range of issues ranging from non spatial land use to spatial land use but had no legal status.

Subsequent to the Localism Act 2012 the decision was taken at full council on 30th October 2013 to initiate the production of a community led Neighbourhood Plan. The Woodmancote Neighbourhood Plan is the culmination of three years' work by the Parish Council, the Woodmancote Steering Group, and local residents. Woodmancote Parish council successfully applied for grants from Locality and Groundwork to help fund the work.

3. Neighbourhood Plan Consultations

Community Engagement

- December 2013: A Christmas card to every household in the parish with a postcard insert asking residents what they liked about living in the parish and the changes they would like to see.
- January 2013: Updated residents via website on status of Christmas questionnaire
- Early February 2014: door to door exercise asking for interested residents to attend a meeting at the parish hall in March
- A Neighbourhood Plan Drop In Event held at Woodmancote Parish Hall on Saturday 8th March 2014
- A Neighbourhood Plan discussion at the Annual Parish Meeting on the 8th April 2014
- October 2014: Formal inaugural meeting published on notices boards and websites to establish the Woodmancote Neighbourhood Plan Steering Group comprising of residents and parish councillors.
- A vision workshop held at the Cricket Club on Monday 3rd November 2014
- Engagement with landowners and agents working on behalf on landowners through a three week call for sites publicity on website, notice boards and via emails from November to December 2nd 2014
- Updates on the Woodmancote Parish Council web site.

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- November – December 2014: A neighbourhood plan survey was hand delivered to every household in the parish accompanied by publicity and reminders to complete and return.
- 19th December 2014 – Letters/emails sent to statutory and other stakeholders stating the intention of Woodmancote Parish Council to produce a Neighbourhood Plan and asking if they want to be consulted.
- 13th January 2015 – Open Steering Group meeting held to form focus groups.
- 20th January 2015 – Open public consultation meeting held to update members of the public on the initial call for sites consultation and give a general update on the progress of the Neighbourhood Plan.
- 10th February 2015 – Open Steering Group meeting held to progress the Neighbourhood Plan.
- 10th March 2015 - Open Steering Group meeting held to progress the Neighbourhood Plan.
- 23rd April 2015 – Advertisement of open meeting to be held on 5th May 2014 put on notice boards and website.
- 5th May 2015 - Open meeting held to present all sites that have come forward under the call for sites initiative. Members of the public were given the chance to question the landowners and comment on the sites.
- May to December 2015 – Steering Group workshops held regularly to progress the Neighbourhood Plan. Updates were given to the public at each monthly Parish Council meeting.
- January 2016 - It was advertised that the Pre Submission Plan will be ready to view shortly in the Parish Magazine, BN5 and on the notice boards.
- 9th February 2016 – Regulation 14 consultation date set at Woodmancote Parish Council meeting.
- 15th February 2016 - Notice of Regulation 14 consultation posted to all residents in Woodmancote.
- 19th February 2016 - Stakeholders notified of the Regulation 14 consultation period of the Pre Submission Plan.
- 12th April 2016 – Open meeting to discuss and ask questions about the neighbourhood planning process. Held at the Annual Parish Meeting.



- 10th May 2016 – Regulation 14 consultation responses and the Steering Group comments to these responses were publicly reviewed at the Parish Council meeting.

Steering Group and Focus groups

The Steering Group was made up of all members of the Parish Council, and 7 volunteers:-

David Austin
Colin Broucke
Pamela Williams
Angela Underwood
Marcus Grimes
José Ochoa (resigned in April 2015)
Jonathan Prangnell (joined in April 2015)
Robert Lunn
Crispin Blazeby
Derek Linford
Mike Clarke
Luke Austin
Pauline Batchelor (resigned in March 2015)
Paul Wilkins (resigned in March 2015)

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Focus Groups were formed in January 2015. There were three groups set up to look at:

- transport & infrastructure
- environment, habitat & biodiversity
- housing & development

Initial questionnaire

In early December 2013, Christmas cards together with separate response cards were hand delivered to all households with 3 key questions relating to residents' feelings about living within the parish and their hopes and aspirations for the parish in the future. The stamped addressed response cards had a return address to a councillor's home who then collated the responses in readiness to present to a council meeting in January. The replies helped the steering group formulate the main Neighbourhood Plan questionnaire at a later stage.

The main reasons residents like living in Woodmancote parish identified in the 2013 Christmas postcard questionnaire are as below:

- Peace and quiet rural environment
- Open countryside with footpaths
- Good access to towns, coast and countryside
- Sense of community- neighbourliness

The concerns residents had and expressed the need to see changes brought about in the parish identified in the 2013 Christmas postcard questionnaire include the following:

- Excessive speeding and road signage on the A28, speeding on the B2116 and for restrictions to be introduced in Blackstone (Although this is not an issue that can be addressed with the neighbourhood plan, it will guide the parish council to lobby the appropriate authorities)
- Pavements maintenance into Henfield, improvements to footpaths, cycle paths, off roads and better bridleways.
- Road maintenance and drainage
- Pathway clearance and verge maintenance
- Provision of new facilities such as a village shop and post office and improvements to existing ones such as the village hall
- Better bus services
- Small scale affordable housing
- Faster and more reliable broadband

In February 2014, a door to door leaflet exercise was carried out asking for residents who were interested in the Neighbourhood Plan to attend a public meeting. On the 8th of March 2014, a successful "meet and greet" session was held between a number of Parish Councillors and residents within the parish. A general discussion was held at which time it was put across to the residents the Parish Councils desire and need to obtain help from within the community in preparing our Neighbourhood Plan. There was a positive

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reaction to help from all those who attended and contact details were obtained in order that the volunteers could be kept abreast of any developments.

Appointing consultants

Following on from Parish Council discussions and advice received from other parishes a consultation and tender process with an independent professional firm called Action in Rural Sussex was undertaken in May to establish whether they would be a suitable firm to steer the parish in the right direction to successfully achieve their Neighbourhood Plan. Later, it was discussed and agreed in Council that "AirS" should be appointed to act on behalf of the WPC in assisting with the preparation and submission of our Neighbourhood Plan. In early August a meeting between the Neighbourhood Plan committee for the Parish Council met with a representative from AirS where a detailed time line was discussed setting out the various elements and aspects needed to create a viable plan.

NDP Inaugural meeting

A special inaugural meeting took place prior to the usual monthly Parish Council meeting in October. The meeting was well publicised on Parish notice boards and on the Parish website inviting all members of the Parish community to attend and if able to offer their time and help by being part of the Neighbourhood Plan process. Its purpose was to establish a Steering Group for the (WNP) Woodmancote Neighbourhood Plan. A number of people put their names forward and the Steering Group was duly formed.

Visioning workshop

A visioning session was held by the members of the Steering Group at Blackstone Cricket Ground on 3rd November 2014. The purpose of this workshop was to get an understanding of the parish in terms of planning context and constraints, development pressures, spatial structure and the character and assets of Woodmancote. The steering group were given a brief summary of where the District Council were in terms of their own Local Plan, the number of new dwellings required from Neighbourhood Plans within the district and those from windfall sites. An overview of how the parish is viewed by an outsider, how the parish is held within its boundaries by the principal roads and how the parish itself can be seen as distinguishable settlements. A report was produced after the three hour session and was made available on our website. It also informed the next stages of the plan

Neighbourhood Plan Survey

The Steering Group developed and undertook a survey in order to gather opinions and views on the issues which the document should prioritise.

- A questionnaire was hand delivered by steering group members to every household in the parish. Notices were put on notice boards and also on the parish website advising and reminding residents to complete and return their surveys by the deadline of 20th December 2014

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- A total of 77 questionnaires were returned. A response rate of 32.8% with a total of 2983 comments

Call for sites

In order for the Woodmancote Neighbourhood Plan to proceed, the Parish Council put out a Call for Sites notice asking interested landowners who would like their sites to be considered by the Neighbourhood Plan to submit the required information to the Steering Group. This exercise carried on until the 4th of July 2015. A detailed site assessment report is also made available on our website.

Whilst this ‘call for sites’ and site assessment exercise was undertaken which identified sites, it was not possible to allocate these due to their failure to conform to Policy 4. This is in line with advice given by Horsham District Council.

The Horsham District Planning Framework Policy 4 ‘Settlement Expansion’ supports expansion of settlements outside the built-up area boundaries through a NP which is appropriate to scale and identifies local housing/employment need. Such development must be contained within defensible boundaries and where character features are maintained and enhanced.

Whilst this ‘call for sites’ and site assessment exercise has been undertaken which identified sites, it has not been possible to allocate these due to their failure to conform to Policy 4. This is in line with advice given by Horsham District Council.



Email: woodmancoteparishcouncil@gmail.com
Post: 48 Titmus Drive Tilgate Crawley West Sussex RH10 5ER

Woodmancote Parish Neighbourhood Development Plan Call for Sites

Background

A Neighbourhood Plan is a mechanism for helping communities, including both local residents and businesses influence the planning of the area in which they live and work. It can be used to:

- Develop a shared vision for the parish.
- Propose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces.
- Influence what new buildings (if development takes place) should look like.

Woodmancote is preparing a Neighbourhood Development Plan, under the provisions of the Localism Act 2012. As part of its work in assessing future development needs, the Woodmancote Steering Group is calling upon landowners and agents of land within the parish for expressions of interest in applying for future development permission.

Why are we calling for sites?

This is an informal opportunity for landowners and developers to propose sites within Woodmancote Parish to be considered for development. This exercise will not in itself decide whether a site would be allocated for development by the neighbourhood plan nor will it commit the proposer(s) to applying for planning consent, but it will enable the committee to better understand the needs and wishes of the electors within its Parish area. The site suggestions received by us will be used to guide and inform the preparation of the Neighbourhood Plan.

If you want a site/s to be considered for development by the Neighbourhood Plan, we should like to hear from you. The sites need not be in your ownership if you have a responsibility for managing them and they can be proposals for a wide range of development uses. (In this context, the term 'development' applies to any use of land within the boundaries of the parish: eg for housing, sport and recreation, public utilities, business premises, etc). So please note that this enquiry is not confined to how to meet any housing needs that may be identified.

There is no obligation on the Parish Council or its Steering Group to support any future application for development on land that has been brought forward. Any site finally identified as having potential to deliver a neighbourhood plan policy would still require to be subjected to a formal site assessment.

Please contact the clerk of Woodmancote Parish Council at 48 Titmus Drive Tilgate Crawley West Sussex RH10 5ER or woodmancoteparishcouncil@gmail.com

Please let us hear from you by 2nd December 2014

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Table 2 - Additional publicity undertaken

Method	Target Group	Event/Date	Location
Postcard / Flyers	All residents	Questionnaire - December 2013 & December 2014 Reg 14 flyers February 2016	Delivered to all households
Flyers / Posters	All residents	Monthly from Sep 2014 – May 2015 January 2016	On notice boards
	All residents	October 2014	Leaflets handed out at local bazaar held at Parish Hall
Public events	All residents	Open meetings to update public - March 2014 & January 2015 Call for sites - May 2015	Parish Hall
	All residents	Annual Parish Meeting April 2014 April 2015 April 2016	Parish Hall
	All residents	Neighbourhood Plan Meeting October 2014 November 2014 December 2014 January 2015 February 2015 March 2015	Parish Hall
Web page update	All interested persons/bodies	September 2014-Present	Parish Council website
Call for Sites	Landowners and agents	Notices on website and notice boards November 2014 Open meeting May 2015	
Article in local free magazine & BN5	All residents	January 2014 January 2016 April 2014 April 2015 April 2016	

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Letters / emails	Stakeholders	December 2014 June 2015 February 2016	
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4. Pre Submission Plan Consultation

The Parish Council approved the pre-submission plan for a six week consultation period starting 23rd February 2016. It was publicised through various means to encourage maximum participation and inclusion. It was made available on the parish council website with a link for those who would like to respond online.

The Pre Submission Woodmancote Neighbourhood Plan was published on 22nd February 2016 and made available on the Woodmancote Parish Council website (www.woodmancoteparishcouncil.co.uk) and the Horsham District Council website (www.horsham.gov.uk) and was also made available for inspection in the locations set out in Table 1 below. Copies were also made available to be taken away.

Table 1: Locations where the Pre-Submission Plan was available for inspection

Location	Made available from	Comments
Horsham District Council	23 rd February 2016	On website
Henfield Parish council office Open Tues, Thurs, Fri 10am-1pm & Weds 10am-3pm	23 rd February 2016	On website and paper copies
Woodmancote Parish Hall	23 rd February 2016	Paper copies
Henfield Library Open Mon-Fri 10am-5pm & Sat 10am-2pm	23 rd February 2016	Paper copies

A full list of those consulted is supplied in Appendix A

Responses to pre-submission Plan consultation

A form was provided alongside the plan asking residents and interested bodies and groups for their representations. A total of 21 responses were received throughout the consultation period. Of these responses,

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- 6 were from the key statutory bodies
- 1 came from Henfield Parish Council
- 14 from residents in Woodmancote

The following Statutory Consultees made Representations:

- Horsham District Council
- Natural England
- South Downs National Park Authority
- Environment Agency
- West Sussex County Council
- Southern Water

Appendix B includes these responses and the Steering Group's responses.



Three signs in the Parish advertising the Regulation 14 consultation

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Draft Plan Consultation Response Form

This draft Plan has been prepared after extensive consultation, including survey forms, meetings and open days, and reflects the majority of views of residents across the Parish.

To help us, please fill in your name and address (anonymous forms cannot be accepted). Please make any suggestions/comments as concisely as possible.

Please submit this form by Sunday 3rd April 2016

Name (required):

Address (required):

Comment (state policy reference)

Suggested modification

Would you vote for this plan at a referendum?

Yes

No

If no, why

Please post this form directly to the Clerk of Woodmancote Parish Council at 48 Titmus Drive, Crawley RH10 5ER or email to woodmancoteparishcouncil@gmail.com. Your comments will be read carefully and may result in small modifications to the draft Plan.

Thank you for your feedback

5. Legislative Basis

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan can be found in Annex A
- (b) explanation of how they were consulted; (See Annex A)
- (c) details and summary of the main issues and concerns raised by the persons consulted on draft plan; (See Annex B1 and B2)
- (d) description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan (See Annex B1 and B2).

6. Conclusion

This Woodmancote Neighbourhood Plan Consultation Statement and its appendices are considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations

Annex A Details of the persons or bodies consulted and how they were consulted
Annex B1 Summaries of the issues or concerns of respondents to draft plan consultation and how they were addressed.
Annex B2 Comments from Horsham District Council and the Responses to it.

All annex material is available at www.woodmancoteparishcouncil.co.uk.

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Examples of leaflets and questionnaires distributed within the Parish

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Website updates

Woodmancote Parish Council - Neighbourhood Plan update

www.woodmancoteparishcouncil.co.uk/Core/Woodmancote-PC/Pages/Neighbourhood_Plan_update_1.aspx

Winter plan (transport help for locals)

RAMPION PROJECT

Have your say!

Organised local walks

Farm Watch

Useful Links

Gallery

Your District and County councillors

Parish Map and Boundaries

Crime

Neighbourhood Watch Contacts

Neighbourhood Plan

Neighbourhood Plan update

NOVEMBER 2013 We have had confirmation from Horsham DC that our Neighbourhood Plan is now underway and started on Monday 11th November and lasts for 6 weeks finishing on Monday 18th November. Details of how you as either a resident or a worker within the publicised area can have your views on the plan made known to the local authority are available on their website or to click straight through to the commercial website https://ebusiness.horsham.gov.uk/officeforms/HDC_NeighbourhoodPlansAreaDetails.aspx?prepopulate=1&Neighbourhood_plan=Woodmancote

DISCUSSION GROUP MEETING 26th NOVEMBER 2013

[Minutes](#)

EARLY DECEMBER 2013. Christmas cards together with separate response cards for residents feelings about living within the parish and their hopes and aspirations for the future will be hand delivered to households. The stamped addressed response cards had a return address and will collate these responses in readiness to present to the council meeting in January. The council will then formulate the larger questionnaire likely to be presented to residents later in the year for the Plan preparations.

EARLY JANUARY 2014. Some responses to our pre-paid mini questionnaire came in and more people will take just a minute or two to make their totally anonymous comments. We will nearest post box so that we get a really good percentage response and can form a picture of local feeling, hopes and aspirations for our parish. Replies so far encouraging with many people prepared to help with the Neighbourhood Plan preparations. Further committee work will be done. [Funding application for financial assistance in producing our plan being completed](#)

www.woodmancoteparishcouncil.co.uk/Core/Woodmancote-PC/Pages/Neighbourhood_Plan_Agendas_and_Minutes_1.aspx



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Neighbourhood Plan Agendas and Minutes

[Minutes from first NP meeting 14th Oct 2014](#)

[Agenda 9th Dec 2014](#)

www.woodmancoteparishcouncil.co.uk/Core/Woodmancote-PC/Pages/CALL_FOR_SITES.aspx

www.woodmancoteparishcouncil.co.uk/Core/Woodmancote-PC/Pages/Default.aspx



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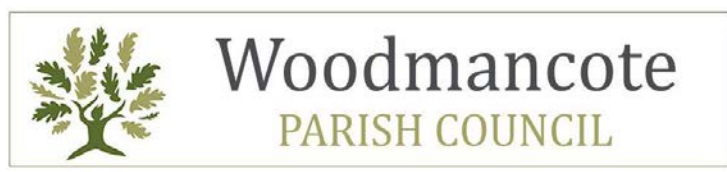
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Welcome to the Woodmancote Parish Council website.

WE ARE NOW CALLING FOR POSSIBLE DEVELOPMENT SITES IN THE PARISH PLEASE SEE OUR PAGE "CALL FOR SITES" IN OUR TAB COLUMN.

Woodmancote is a rural parish covering an area some 2090 acres but only about 200 dwellings and a population in the region of 500. Blackstone is the geographical heart with the boundaries being the B2116 to the north, the A24 to the south, the A24 to the east and the A24 to the west.

Annex A: Details of consultation

The following organisations were consulted on 20th February 2016 by email:-

Statutory Stakeholders

Natural England
South Downs National Park Authority
Horsham District Council
Environment Agency
West Sussex County Council
Southern Water
Sport England
Historic England
Highways Department, West Sussex County Council
English Heritage

Parish Councils & Other Councils

Henfield Parish Council
Fulking Parish Council
Shermanbury Parish Council
Adur & Worthing Councils
Brighton & Hove City Council
Bolney Parish Council
Twineham Parish Council
Albourne Parish Council
Upper Beeding Parish Council

Other Organisations

West Sussex Local Access Forum
EDF Energy
Scotia Gas Networks
O2
SSE
UK Power Networks
Mid Sussex District Council
Eon

On 15th February 2016, a leaflet advertising the Regulation 14 consultation period was posted to every resident of Woodmancote.

Signs were also posted at the entrances to the Parish.

WPC: Pre-Submission Plan Schedule of Comments Received – Individual Representations: Annex B1

April 2016

Ref	Rep	Important Aspects identified	Overall support	Policy No	Agree or Disagree	Representation	Steering Group Comment
1	Resident		Yes			Would like speed limit on A281 changed to 30mph.	The Steering Group welcomes the support. Traffic calming is already covered in the NP. See item 6.5.
2	Resident		Yes			A well planned policy but could be improved with a picture of Blackstone conservation area.	The Steering Group welcomes the support. This is agreed, and a picture will be added.
3	Resident		Yes			Supports the NP and has no objections to the proposed Green Links which run adjacent to his property.	The Steering Group welcomes the support.
4	Resident		Yes			Fully support NP.	The Steering Group welcomes the support.
5	Resident		No			<p>Firstly I would like to commend all those who have contributed to the Plan. For the most part I find it well presented and clearly written. However, some parts of Section 5 lack clarity and must be improved before the plan goes any further. I fully recognise the difficulties associated with producing this kind of document, and I would not expect it to be entirely right first time, so I have tried to be constructive in my criticism. Comments follow.</p> <p>Objectives 5:2 This is arguably the most important section of the entire document to get right. It is absolutely vital that the objectives are expressed clearly and</p>	<p>The Steering Group welcomes the comments.</p> <p>Policy 2: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy to provide clarity.</p> <p>Policy 4: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy to provide clarity.</p> <p>Item 5.26: This has been discussed at various open meetings, and there is evidence to</p>

					<p>unambiguously. They need to be both specific and measurable, especially in light of the fact that “The objectives will form the core of the monitoring activity” by HDC and WPC.</p> <p>However, there is a lack of clarity (e.g. no explanation of what exactly is meant by “windfall housing”) and some phrases are so vague as to be almost meaningless (e.g. “sustain the significance of the conservation area....” and “secure the future of existing employment areas”)</p> <p>It would be helpful if the objectives were numbered.</p> <p>Policy 2: Housing Windfall Sites</p> <p>The precise meaning of “windfall” needs to be explained.</p> <p>5:17 “The policy defines....” – does this refer to this policy, or some other policy? If it is this policy, I suggest the wording “Small scale is defined as”</p> <p>5:18 In the phrase “proposals for greater than that number of new homes”, it is not clear what number is being referred to.</p> <p>5:20 This section is written entirely in planning language and needs to be translated into plain English. It also seems to be self-contradictory. It appears to make “on-site” delivery (whatever that means) a requirement, then sets out the conditions for “off-site contributions”.</p> <p>Policy 4: Community Facilities</p> <p>In marked contrast to the vagueness of the Objectives, Policy 4 gets very specific about the Parish Hall and Blackstone Rise Garages. It also contains a number of statements and observations which need both clarification and justification if they are to be retained. Also it is questionable whether such specific plans belong in a policy document.</p>	<p>support this.</p> <p>Policy 6: The Steering Group agrees with the comments and has amended this Policy to provide clarity.</p>
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					<p>5:24 “remaining viable will require investment in updating and/or increasing the size of the facility to support new uses”</p> <p>The first part of this statement is self-evident, no justification is provided for the second part.</p> <p>5:25 “a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location”</p> <p>Does this mean that extension and redevelopment is a specific policy aim? If not, the statement should be removed. If so, justification must be provided.</p> <p>The phrase “may be capable” is meaningless and should be removed.</p> <p>5:26 “It is widely agreed with parishioners that the Parish Hall site would benefit from future development in order to finance the redevelopment of the hall and safeguard its future”</p> <p>What is the justification for the claim that this is “widely agreed with parishioners”?</p> <p>What exactly is meant by “future development” and “redevelopment”?</p> <p>Again, is this a policy aim?</p> <p>5:27 Blackstone Rise Garage Site – “the Steering Group believe some controlled development with additional community parking would be of benefit to the Parish”</p> <p>What does “controlled development” mean</p> <p>Why state what the Steering Group believe? This of itself is not a policy and has no place in this document.</p> <p>5:28 Claims compliance with HDPF Policies 11 and 43.</p> <p>Given that the proposals so far put forward for the “redevelopment” of the Blackstone Rise Garage Site would result in the loss of the garages and/or some of the parking spaces, this would be in direct</p>	
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					<p>contravention of HDPF Policy 43. Policy 11 is irrelevant to this issue Therefore I suggest that 5.27 should be deleted from this plan. It also needs to be shown how the Parish hall proposals comply with the HDPF Policies.</p> <p>Policy 6: Green Links 5:31 It is not clear what is proposed here. The document describes “a series of 4 interlinking footpaths” but does not say whether these are existing or new footpaths. Inset Map 1 appears to show more than 4 footpaths, again without any indication of whether they are existing or new.</p> <p>As it stands, the objectives are not clear enough and the plan contains insufficient justification for some of its proposals.</p>	
6	Resident		No		<p>Policy 4: Community Facilities Proposals to improve the viability of an established community use of the following buildings and facilities</p> <p>‘5.25....policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street parking and noise or light pollution.’</p> <p>5.27 Also brought to our attention by Horsham District Council, is the redevelopment of the Blackstone Rise Garage Site in Blackstone. This has raised much concern from parishioners, but the Steering Group believe some controlled development with additional community parking would be of</p>	<p>The Steering Group welcomes the comments.</p> <p>Policy 4: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy to provide clarity.</p>

					<p>benefit to the Parish.</p> <p>One policy would appear to contradict the other. 5.25 states that proposals should avoid several things, one of which is on street parking. By the time you read 5.27 vague undefined phrases like 'controlled development' and 'additional community parking' appear. Clearly the concern from the parishioners (i.e. the people who live there,) is nullified by the Steering group trotting out something not elaborated on, but they feel would be better for us.</p> <p>5.28 'enhancing and promoting local cultural facilities on a scale appropriate to its location' . As the Blackstone garages are (apart from the post box) the sole local facility, cultural or not, by all means enhance the site with say, better landscaping and a coat of paint...but other than that it already does what it says on the tin. It is local. It is a facility. It operates on a scale in keeping with its location. If it aint broke.....</p>	
7	Resident		No		<p>Quote:</p> <p>5.24 This policy supports development proposals intended to secure the long term benefit of the Woodmancote Parish Hall (0.44ha) and the Blackstone Rise Garages (0.10ha). These are facilities that are important to the local community and remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.</p> <p>5.27.....the redevelopment of the Blackstone Rise Garage Site in Blackstone. This has raised much concern from parishioners, but the Steering Group believe some controlled development with additional</p>	<p>The Steering Group welcomes the comments.</p> <p>Policy 4: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy.</p>

						<p>community parking would be of benefit to the Parish.</p> <p>Comment:</p> <p>1. In admitting that Blackstone Rise Garages are important to the local community how can the Steering Group conclude that controlled development will benefit the community?</p> <p>2. HDC's proposal is to form 8 parking spaces using both sides of the highway. It is not clear at this stage if their plans will include further parking within the curtilage of the present garage site but this seems unlikely. Eight spaces falls woefully short of the necessary parking provision.</p> <p>3. The creation of a parking bay on the west side of Blackstone Lane immediately to the south of the current entrance to the garages will result in the farmer being unable to turn left out of his field with a tractor and trailer. This is a regular occurrence and would cause considerable inconvenience. In fact short of doing a huge detour there seems no solution.</p> <p>Quote:</p> <p>5.28 This policy is in line with HDPF Policy 43 Community Facilities, Leisure and Recreation, and Policy 11 Tourism and Cultural Facilities in enhancing and promoting local cultural facilities on a scale appropriate to its location.</p> <p>Comment:</p> <p>How can the removal of the garages and parking facilities enhance and promote local cultural facilities?</p>	
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						<p>WPC Housing Report</p> <p>Quote: Horsham District Council has not mandated any residential development for Woodmancote Parish, so there was no urgency in identifying potential sites. However, having decided to proceed with the Neighbourhood Plan in order to influence possible future development, the Steering Group and Focus Group identified a shortage of certain types of housing.</p> <p>Comment: If HDC have not mandated any residential development for Woodmancote why do they propose developing the garage site?</p> <p>Quote: The surveys, open meetings, questionnaires and consultations identified a small need for downsize houses, and property suitable for first-time buyers within the Parish. The average house price in Woodmancote is well above the national average, making entry into ownership difficult for younger residents who would rather stay local than move away The sites chosen will supply the identified needs and the higher end of four/five bedroom houses coming through windfall. Traditionally, there has been one windfall per year and over the twenty year period of the Neighbourhood Plan, those future sites will expand the housing stock.</p> <p>Comment: As the sites chosen will supply the identified needs</p>	
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					<p>why has the Steering Group concluded that the controlled development of the Blackstone Rise Garage site would be of benefit to the Parish? The Steering Group are well aware of the concerns of the residents of Blackstone who are directly affected by this proposal and, despite confirming that the Parishes housing needs will be met by the call for sites proposals, they conclude that HDC's development proposals for the garage site are a good idea.</p> <p>*****</p> <p>HORSHAM DISTRICT PLANNING FRAMEWORK</p> <p>Quote: Policy 39 This policy is fundamental to the delivery of sustainable development in the District. Developers working in conjunction with the Council and service providers should demonstrate that there is adequate capacity.....to serve the development and that it would not lead to problems for existing users.</p> <p>Comment: The parking problems that the development would create have been made perfectly clear to both HDC and WPC by the residents of Blackstone who would be affected by the development.</p> <p>Quote: Policy 41</p>	
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					<p>Parking</p> <p>4. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.</p> <p>Comment:</p> <p>1) HDC's proposal to create 8 parking spaces on the highway is not a suitable alternative:</p> <p>2) Eight spaces is insufficient to accommodate the needs</p> <p>3) The spaces on the highway do not provide the security afforded by the garages and gated parking area</p> <p>4) There is no need for the development as WPC's Neighbourhood Plan clearly demonstrates that the call for sites proposals will adequately cater for the parishes housing needs.</p> <p>CONCLUSION</p> <p>WPC's decision making process appears to arrive at a decision that will lead to a worsening situation for those affected and is not supported by the results of its own surveys. Furthermore, HDC's proposed development does not conform to the guidelines it has formulated in its Planning Framework.</p>	
8	Resident		No		<p>Policy 4:</p> <p>I cannot support the WPNP because of the</p>	The Steering Group welcomes the comments.

					<p>statements made in 5.27. The statement reads as though it is a foregone conclusion that the site will definitely be redeveloped. It is NOT. It is only a prospective redevelopment.</p> <p>Any such redevelopment would need to comply with a number of policies contained in the Horsham District Planning Framework Policy Document, not least, policies 39, 40, 41 and 43.</p> <p>I am also concerned about the statement “the Steering Group believe some controlled development with additional community parking would be of benefit to the Parish.” It is not up to the Steering Group to decide if a development is of benefit or not, it is up to the local residents in conjunction with the PC. No one can possibly know if a development is a benefit until details of any proposed redevelopment are known. By all means say that the site has been mentioned by HDC as a possible redevelopment site but do not commit to it at this stage.</p> <p>It is interesting to note that Inset Map 1 clearly shows the garage site as a “community facility”. I am pleased that the PC recognises it as such! However I am disappointed to note that the major parking problems that Blackstone has is not addressed in the WPNP.</p> <p>Suggested modifications: Change the wording of Policy 4: 5.27 so that it reads:-</p> <p>“During the preparation of the WPNP, Horsham District Council suggested a possible redevelopment of the Blackstone Rise Garage site in Blackstone. Any such scheme would be considered in the usual</p>	<p>Policy 4: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy.</p> <p>The parking problem has only been brought to the Steering Group’s attention through the potential development of the Blackstone Rise garage site, which will now be addressed in policy 2.</p> <p>Item 6.5: An additional point will be added to read ‘Improvements to off street parking within the Parish’.</p>
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						<p>manner of a windfall site and with reference to the WPNP once a plan has been submitted.”</p> <p>6. Implementation : add an additional point 6 as follows:</p> <p>6.5 point 6 – Providing additional parking areas in Blackstone</p>	<p>Change community facility map to remove garages.</p> <p>The parking problem has only been brought to our attention through the potential development of the garage site, which has now been dealt with in policy 2.</p>
9	Resident		Yes			An interesting and informative document, with a clear vision for the future of the Parish.	The Steering Group welcomes the support.
10	Resident		Yes			<p>Parking is an increasing problem in/around The Street with young families owning 2 cars each and the garages. We need the school bus back as children become of school age.</p> <p>Suggested modification: Extra parking could be provided at the north end of Blackstone and the Blackstone welcome sign where there is ample room to tarmac on the verge. Not happy with any 'piping in' of ditches as there is enough surface water already.</p>	The Steering Group welcomes the comments and agrees that parking in Blackstone is an increasing problem.

11	Resident		TBC			<p style="text-align: center;"><u>Comments</u></p> <p><u>Comments – typographical</u></p> <ol style="list-style-type: none"> 1. All pages would be better with (February, 2016) not just (February) 2. Page 15 clause 4.3 – an apostrophe is missing from Council's 3. Page 24 clause 5.22 – text needs aligning 4. All photographs require titles – not just some <p><u>Comments – queries</u></p> <ol style="list-style-type: none"> 5. No definition given for "WNP" 6. No definition given for "rCOH" 7. Page 25 clause 5.26 – what does "(Church Trust)" convey? <p><u>Comments – general</u></p> <ol style="list-style-type: none"> 8. Page 27 Green Links – the photograph of a stream makes the network of footpaths look as if they are underwater 9. Page 9 The Neighbourhood Area – the photograph again makes the emphasis on a wet area 10. Three photographs of tractors in the Plan – would be good for Farmers' Weekly but not this document <p><u>Comments to content</u></p> <ol style="list-style-type: none"> 11. Page 17 clause 4.11 – "Provision of new facilities" – this would appear to be meaningless unless the facilities are described 12. Page 3 – reference to Policy 4 – it would be beneficial to the reader to have this explained – perhaps it could be added as an "Appendix – Policy 4 Strategic Policy: Settlement Expansion" 13. Page 3 – call for sites – surely the submitted sites should be listed with some appropriate comment as to their suitability or otherwise 	<p>The Steering Group welcomes the comments.</p> <p>1 – 4: This is agreed.</p> <p>5: Definition is given at item 1.3.</p> <p>6: This is a company name and so does not require definition.</p> <p>7: This item will be amended for clarity.</p> <p>8 – 9: The Steering Group does not agree.</p> <p>10: The Steering Group feels that the tractors highlight the rural nature of Woodmancote, but will add more pictures to the NP to give more balance.</p> <p>11: The Steering Group agrees and will describe the facilities found to be missing or inadequate in the questionnaire results.</p> <p>12: A link to this can be found in the evidence base (found at this link http://www.woodmancoteparishcouncil.co.uk/Core/Woodmancote-PC/Pages/Neighbourhood_Plan_documents_1.aspx)</p> <p>13: This can be found in the evidence base in the Housing Report.</p>
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12	Resident		Yes			Satisfied that the draft Plan broadly meets its remit. Appreciates that it is a draft only but it needs proof reading. Regrets that certain (very few) residents have waited until now to air their concerns given the ample opportunities given in the preparatory stages.	The Steering Group welcomes the support and has now corrected the typographical and grammatical errors in the NP.
13	Resident		No			<p>Comment: Policy 4: Community Facilities Section 5.27 implies that development of the garages is a foregone conclusion, I would take issue with this section for three reasons:</p> <ol style="list-style-type: none"> 1. both the Parish Hall and the Garages are prospective developments only, 2. the comment that the 'Steering Group believe some controlled development with additional community parking would be of benefit to the Parish.' Bearing in mind that it is up to the residents and local PC and not the Steering Group to decide if any development of the site would be of benefit, this can not be explored until details of any proposed development are released. 3. Policy 4 declares that the Garages are considered a community asset, and that the Policy is in line with HDPF Policy 43 and Policy 11. <p>Suggested modification: Policy 4 – Section 5.27 – I would suggest that this needs changing to: 'During the development of the WPNP, Horsham District Council suggested a possible redevelopment of the Blackstone Rise Garage site in Blackstone. Any such scheme would be considered in the usual manner of a windfall site and with reference to the WPNP once a plan has been submitted.'</p> <p>I believe that although Policy 4 complies with HDPF Policies 43 and 11, it does not comply with</p>	<p>The Steering Group welcomes the comments.</p> <p>Policy 4: Based on these comments and responses from Horsham District Council, the Steering Group has amended this Policy.</p>

						<p>HDPF Polices 39, 40, 41 and 42.</p> <p>As Horsham District Council have acknowledged, there is a shortage of parking spaces in Blackstone, it would therefore be amiss if this matter was not addressed in the WPNP, being included in Section 6 – Page 29 of the document in the section relating to Infrastructure.</p> <p>It is difficult to vote for a plan which includes elements which would be a detriment to the residents, instead of a benefit or improvement to the Parish.</p>	
14	Resident		Not stated			<p>Ironically the garages were the result of good local planning in the 1960s when they were built. As a result of the ‘more than one car per house’ development of recent years, plus the greatly enlarged size of cars nowadays, space for parking throughout Blackstone is inadequate, resulting in parking which is inconvenient for other road users and sometimes restricting access and even hazardous. I do not know whether the Parish Council is addressing these issues, if it accepts them, in the Neighbourhood Plan. Certainly Horsham District Council has covered the matter very comprehensively in the policies referred to in Mary Batchelor’s paper.</p> <p>We have to be concerned about any plan which results in restricting freedom to develop on a long term basis.</p>	The Steering Group welcomes the comments.

WPC: Pre-Submission Plan Schedule of Comments Received – Statutory, Agents and Groups Consultees – Annex B2

April 2016

Name and address.	Organisation	Representation	Steering group Observation and Recommendation
<p>John Lister Lead Adviser</p> <p>John.Lister@naturalengland.org.uk</p> <p>Natural England, International House, Dover Place, Ashford, Kent, TN23 1HU</p>	<p>Natural England</p>	<p>Since the plan makes limited provision for development and since there are no Impact Risk Zones covering the area which would affect local housing and employment uses, my limited comments are as follows:</p> <ul style="list-style-type: none"> It may be helpful for Policy 2 to cross refer to the provisions in Policy 1 or Policy 3 regarding the National Park, to clarify one aspect of the “natural, built and historic environment” (Policy 2v). Where there is demonstrable need for windfall development, consideration should be given to impact on the BMV agricultural land, Biodiversity Action Plan habitats (mostly woods, some of which are ancient) and components in the habitat network (including water courses and ponds, tree belts and hedges etc.). Para 2.7 begins to define some of the key components, and helps to clarify another aspect of the “natural, built and historic environment” (Policy 2v). This assists in delivering the government’s aim of halting the decline in biodiversity (see NPPF) <p>I recognize that some of the matters noted above may be adequately covered by the Horsham Local Plan.</p>	<p>Noted – no change</p> <p>Text added to Policy 2(v) ... <i>including where appropriate the landscape setting of the South Downs National park.</i></p> <p>Note: BMV = Best and Most Versatile. BMV added to first Objectives Para 5.2</p> <p>Noted – no change</p>
<p>Sarah Nelson Strategic Planning Lead</p> <p>Sarah.Nelson@southdowns.gov.uk Tel: 01730 819285</p> <p>South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH</p>	<p>South Downs National Park Authority</p>	<p>See below for response.</p>	

Sustainable Places Team Solent and South Downs Area planningssd@environment-agency.gov.uk	Environment Agency	<p>Based on the environmental constraints within the area and the fact that the Neighbourhood Plan is not allocating housing, we have no detailed comments to make in relation to your Plan at this stage. However please find attached a copy of a Neighbourhood Plan checklist we have recently developed to help provide Environment Agency advice at the earlier stages of Neighbourhood Plan preparation.</p> <p>See below for checklist.</p>	Noted – no change
<p>Caroline West MSc MRTPI Principal Planner, Planning and Transport Policy Team, Strategic Planning, Communities and Infrastructure</p> <p>caroline.west@westsussex.gov.uk</p>	West Sussex County Council	<p>The focus of the County Council's engagement with the development planning process in West Sussex is the new Local Plans that the Districts and Boroughs are preparing as replacements for existing Core Strategies and pre-2004 Local Plans. Whilst welcoming the decisions of so many parishes to prepare Neighbourhood Plans, the County Council does not have sufficient resources available to respond in detail to Neighbourhood Plan consultations unless there are potentially significant impacts on its services that we are not already aware of, or conflicts are identified with its emerging or adopted policies.</p> <p>In general, the County Council looks for Neighbourhood Plans to be in conformity with the District and Borough Councils' latest draft or adopted development plans. The County Council supports the District and Borough Councils in preparing the evidence base for these plans and aligns its own infrastructure plans with them. The County Council encourages Parish Councils to make use of this information which includes transport studies examining the impacts of proposed development allocations. Where available this information will be published on its website or that of the relevant Local Planning Authority.</p> <p>In relation to its own statutory functions, the County Council expects all Neighbourhood Plans to take due account of its policy documents and their supporting Sustainability Appraisals. These documents include the West Sussex Waste Local Plan, Minerals Local Plan and West Sussex Transport Plan. It is also recommended that published County Council service plans, for example Planning School Places and West Sussex Rights of Way Improvement Plan, are also taken</p>	<p>Noted – no change</p> <p>Noted. NPs must be in general conformity with the development plan.</p> <p>WNP does not contain policies regarding waste, minerals or transport, the first two being outside the scope of NPin.</p>

		<p>into account.</p> <p>Specific considerations</p> <p>Policy 3: Design</p> <p>This policy aims to set minimum car parking standards for new residential development. Whilst it is agreed that parking should not add pressure to the highway network, in some cases this policy could lead to an oversupply particularly with parking provision for flats. It is suggested that the policy is less prescriptive to ensure that there is more flexibility over how the spaces are provided. Please refer to the County Council's Guidance on Car Parking in Residential Developments and the Car Parking Demand Calculator for residential units and Parking standards and transport contributions methodology supplementary planning guidance for non-residential development, which can both be accessed via the following link: http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/roads_and_pathways/plans_and_projects/development_control_for_roads/pre-application_charging_guide.aspx</p> <p>Community Infrastructure Levy</p> <p>Under section 6 'Implementation' the plan refers to planning obligations and Community Infrastructure Levy payments from development. It should be noted that no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects. The County Council is working with Horsham Council and other Local Planning Authorities to develop a robust mechanism and establish appropriate governance arrangements to oversee the prioritisation of infrastructure across different services. This will be important to secure delivery of priority projects and the County Council would welcome the Council's support for establishing appropriate decision-making arrangements.</p>	<p>Agreed:</p> <p>Amend Policy 3(ii) as follows: <i>Including adequate off-road car parking spaces in line with the WSCC residential parking standards with the aim of providing a minimum of at least two cars per dwelling;</i></p> <p>Noted – No change</p>
<p>Charlotte Mayall Planning Coordinator Planning.Policy@southern</p>	Southern Water	<p>Over the lifetime of the Woodmancote Neighbourhood Plan, it is possible that new and improved water and/or wastewater infrastructure may be required to serve new development or to meet stricter quality standards in the treatment of wastewater. Delivery of infrastructure improvements needs to be supported by</p>	

<p>water.co.uk</p> <p>www.southernwater.co.uk</p> <p>Southern House, Lewes Road, Brighton, BN1 9PY</p>		<p>development plan policies, planning consents and in the case of wastewater treatment, environmental permits from the Environment Agency.</p> <p>We look for policy provision to support new infrastructure. This is in line with one of the Core Planning Principles identified in paragraph 17 of the National Planning Policy Framework (NPPF) to 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'. Also the National Planning Practice Guidance states that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.</p> <p>Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.</p> <p>On the basis of the above, we propose additional policy provision as follows:</p> <p>New and improved utility infrastructure will be permitted in order to meet the identified needs of the community.</p>	<p>Agreed. Policy 3 amended as below:</p> <p>Suggested text added to Policy 3: Design and new clause (v) <i>The development should provide a connection to the sewerage and water distribution networks at the nearest points of adequate capacity.</i></p>
<p>Response from neighbouring Parish Council</p>			
<p>Kevin Wright Clerk</p> <p>henfieldpc@btconnect.com</p>	<p>Henfield Parish Council</p>	<p>Henfield Parish Council welcomes the opportunity to respond to the Regulation 14 draft of the Woodmancote Neighbourhood Plan. Clearly much thought and a lot of work has gone into the drafting of this Plan and Henfield Parish Council has no adverse comment to make.</p> <p>We would however make the following suggestions to improve the draft:</p> <ul style="list-style-type: none"> Page 14 Map 'Plan C Blackstone Conservation Area' is blurred and could be clearer and should be contained within borders Page 15 Suggest you could include numbers of attendees and pictures of the public attendance at meetings to reinforce the evidence of consultation. Page 16 Para 4.9. Typo 'on behalf of'. Page 21 et seq. Suggest text of Policies are put in boxes to make the policies stand out from supporting text (see Horsham District Planning Framework). 	<p>Comments Noted and minor editing by SG.</p> <p>Typo corrected</p>

		<ul style="list-style-type: none"> · Page 24 Para 5.22 typo, unwanted paragraph end on line 4. · Page 24 Policy 4. Typo, unwanted paragraph end on line 3. · Pages 32 and 33, Inset maps 1 and 2. The Policy 6 Green Links (designated by green rectangles) could be confused with the lines of green dots which are not designated in the key. Are the lines of green dots necessary? 	No change. Lines of green dots are outside the NP area intended to illustrate the continuation of the 'green link'
Comments received after end of consultation period			
Caroline West MSc MRTPI Principal Planner, Planning and Transport Policy Team, Strategic Planning, Communities and Infrastructure	West Sussex County Council	Suggested clarifying the meaning of 'upgrading' on page 29	Noted. Amend 'upgrading' to Footpath maintenance.
Maggie Williams Neighbourhood Planning Officer 01403 215129 Maggie.Williams@horsham.gov.uk Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL	Horsham District Council	See pages below for response.	

South Downs National Park Authority

Page number	Section	Comments	SDNPA Recommendation Steering Group comments in red
6	1.1	...designated by the local planning authority, Horsham District Council (HDC) and to the south the South Downs National Park Authority (SDNPA), under	Include additional text Text Revised
13	3.12	Until the adoption of the South Downs Local Plan it will be the policies of the Horsham District Core Strategy and General Development Control Policies (2007) that will apply. The recently adopted Horsham District Planning Framework does not apply to the area within the National Park	Amend text. Change: Paragraph 3.7 confirms the planning status of the SDNP area, however to reaffirm this amend text of 3.12 to include: Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007.

21	Policy 1	<p>The intention of the policy is understood but there is some concern that it may be open to interpretation. The lack of a built up area boundary to the village does make it difficult to give any guidance as to where in the parish development might be appropriate but as written the policy may be taken to imply that any location is suitable. The suggestion that proposals must be appropriate in scale, massing and character leaves the reader questioning what that might be and although it might be apparent to writers of the plan it is very much open to interpretation.</p>	<p>Comments noted: Paragraph 5.14 indicates the constraints on development in the Parish and the significant policy constraints that apply in the countryside. For completeness however the following text is added to Policy 1:</p> <p>...provided they accord with other provisions of the Neighbourhood Plan and development plan... and the following text added to para 5.14 ... And specifically NPPF paragraph 115 and 116 in relation to development in the South Downs National Park.</p> <p>The intention and background to the policy is understood but it is suggested that the precise wording is reconsidered in order to give more clarity particularly in relation to scale, massing and character.</p> <p>Noted: However, Policy 3 is the appropriate place for clarity on these matters. But without specific locations identified for development, being more specific might be seen as inflexible by an examiner as it will be unable to take account of all variations in setting and character across the Parish.</p> <p>Policy 3 Design Policy strengthened</p>
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22	Policy 2	Policy 1 relates to all development proposals and policy 2 relates just to housing however there is some overlap and the supporting text to policy 1 relates predominantly to housing. Again as set out above the policy is gives very little guidance on where about such developments might be appropriate albeit that the supporting text para 5.17 states that they may be distributed across the Parish. This raises concerns with the SDNP as it might imply that isolated proposals in the National Park might be appropriate, when they are not.	Reconsider policy wording to give greater guidance on where such developments might be appropriate. Noted: Supporting text to Policy 1 amended to reflect development generally and, as above, to set out the constraints on development in the National Park. Policy 2(i) amended to: ...their design respects the surrounding context and development is appropriate to the countryside and National Park status of the parish;
23	Policy 3	The policy states that where it adjoins the South Downs National Park proposals should avoid significant detrimental effect – in fact it should avoid any detrimental impact, not just significant. The impact on the setting of the National Park should also be avoided.	Amend wording Noted: the word ‘significant’ deleted

WOODMANCOTE NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION RESPONSE APRIL 2016



NP Paragraph No/ Policy No.	Regulation 14 comment	Regulation 15 comments	Reason for comment Steering Group response in red
1.3	Delete the word “significant” from the last sentence to read: “Once approved at a referendum, the Neighbourhood Plan becomes a statutory part of the development plan for the area and will carry weight in how planning applications are decided.”		Reg 14 To provide clarity. Agreed
2.5	Please can you check the name of the Business Park, it is known as Firland Park Estate on their website and not Firland Business Park.		Reg 14 To provide clarity. Firland Park Industrial Estate on this used on planning applications
3.10	The SHELA map in Annexe B may have to be substituted by a more up to date version once the plan is made if available. If the map is to be included as an Annexe it will need to be labelled with a date as the map could be liable to change in future years.		No change: The Annex uses the HDC SHLAA map which includes a date in the title block

5.12 and 5.16	There is conflict between the wordings in these two paragraphs. Paragraph 5.12 states there has been one windfall development a year on average, but does not stipulate how many homes have been delivered or over what period of time. Paragraph 5.16 states that 8 dwellings have been consented in the parish – but it is unclear how this relates to one windfall a year.		Reg 14 To provide clarity. Agreed: Paragraphs 5.12 and 5.16 re-worded to provide clarity
Policy 2 (Housing Windfall Sites”	If criterion 2 is to be kept in the policy, the supporting text must be amended to signpost the reader to the evidence that demonstrates what the local demand and need for housing is within the Parish		Reg 14 To provide clarity and to ensure that the policy is based on a robust evidence base having regard to paragraph 27 of the NPPF Clause 2 to be deleted.
5.15	See comments in respect of Policy 2 above.		Reg 14 To provide clarity and to ensure that the policy is based on a robust evidence base having regard to paragraph 27 of the NPPF. See comment above This has already been amended by Steering Group.

5.17	The term “small scale” is not defined in the policy as stated in paragraph 5.17. It is also not defined in the HDPF and therefore it is unclear where this definition has come from.		<p>Reg 14</p> <p>To provide clarity.</p> <p>Policy 2 has been amended and reference to ‘small scale’ removed.</p>
5.18 and 5.19	<p>It is unclear what this paragraph is trying to say. If you are saying that proposals more than 5 units will be resisted, it should say so. However this also means that the plan will not be able to secure affordable housing because HDPF policy 16 only requires affordable housing either on site or in the form of off- site contributions on sites of 5 or more dwellings.</p>		<p>Reg14</p> <p>To ensure compliance with the HDPF and therefore satisfy the Basic Conditions.</p> <p>Policy 2 has been re-worded to provide clarity.</p>

<p>Policy 3 (Design)</p>	<p>Delete word “significant” to state “In areas adjoining the South Downs National Park, proposals will be supported that avoid any detrimental impact on its landscape and natural beauty.” Re draft criterion ii to state: “including off-street parking in accordance with the adopted parking standards”</p>		<p>Reg 14</p> <p>To provide clarity.</p> <p>Agreed: ‘significant’ deleted</p> <p>Agreed: Policy 3(ii) redrafted as follows:</p> <p><i>adequate off-road car parking spaces in line with the WSCC residential parking standards and that the amount and method of parking provision should not adversely affect road safety, or result in unacceptable levels of on-road parking demand;</i></p>
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<p>Policy 4 (Community Facilities)</p>	<p>HDC supports the retention of Woodmancote Parish Hall as a community facility. However the policy as currently worded is too restrictive, having regard to criterion 3b of HDPF Policy 43 which states:</p> <p><i>“a significant enhancement to the nature and quality of an existing facility will result for the redevelopment for alternative uses on an appropriate proportion of the site”</i></p> <p>You may wish to consider re-wording the policy to state “partial or complete re-development of existing buildings, provided that an alternative facility of equivalent or better quality, to meet community needs is provided. The design and scale of the scheme and the resulting increase in use should not have any adverse impact on the character of the area or the amenities of the occupiers of adjoining residential properties.”</p> <p>HDC considers that the Blackstone Rise Garage site does not constitute a community facility because it does benefit the wider community in the same way as a village hall for example. It is therefore recommended that this site be deleted from this policy. Any proposals coming forward for the re-development of this site could be treated as a “windfall development” or alternatively you could consider allocating this site for a development comprising residential/car parking in order to ensure the retention of car parking for existing local residents. However this would require SA/SEA work to be undertaken including an assessment of alternative sites (HDC can assist with this).</p>		<p>Comments noted: However Suggested wording whilst we understand the intent needs revising.</p> <p>RCOH proposed policy revision taking account of comments as follows:</p> <p><i>Proposals to improve the viability of an established community use of the following buildings and facilities, as shown on the policies map, by way of the partial or complete redevelopment of existing buildings will be supported, provided that an alternative facility of equivalent or better quality to meet community needs is provided.</i></p> <p><i>The design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties:</i></p>
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Policy 6 (Green links)	It is unclear what is meant by the term “broad location of the green link” In addition the policy refers to “objectives” (of the green link) but these are not set out anywhere.		Noted: Broad location amended to 800m and evidenced. Objectives of the green link are as the NP objectives at Para 5.2. Para 5.31 text updated accordingly
Policy 8 (Broadband)	Omit/reword the final sentence as these works constitute permitted development.		Noted: Retain existing policy wording and add the following to secure the necessary enabling infrastructure in development. <i>Proposals for housing and employment must provide appropriate ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.</i>

Horsham District Neighbourhood Plan Checklist

This checklist is for Neighbourhood Plans covering Horsham District. Due to the high volume of neighbourhood plans across the county we have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Together with Natural England, English 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:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf

The below checklist takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment. We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk:

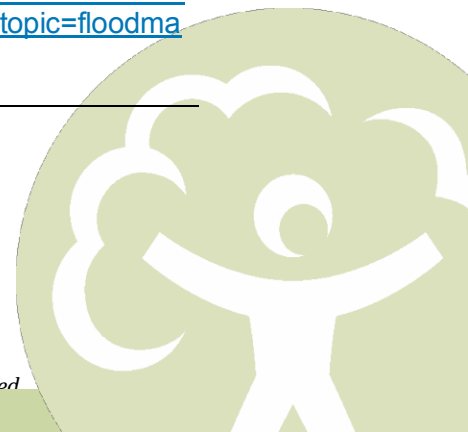
- National Planning Policy Framework – para.100
‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.’
- Horsham District General Development Control Policies (2007) - Policy DC 7
Flooding and the emerging policies of the Horsham District Planning Framework including Policy 37: Flooding.

If your Neighbourhood Plan is proposing sites for development check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

How?

Input postcodes or place names at:

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap



f there are no areas of Flood Zones 2 or 3:	<p>We are pleased to see that all development proposed through your Neighbourhood Plan has been directed to areas of lowest risk of flooding. This is consistent with the aims of national planning policy and the emerging policies in the Horsham District Planning Framework.</p> <p>If you are aware that any of the sites have previously suffered flooding or are at risk of other sources of flood risk such as surface water or groundwater flooding we recommend you seek the advice of West Sussex County Council and Horsham District Council.</p>
If sites proposed include areas at	<p>In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency's flood</p>
risk of flooding:	<p>map for planning and Horsham District Council's Strategic Flood Risk Assessment (SFRA). We recommend you contact Horsham District Council to discuss this requirement further.</p> <p>We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.</p> <p>It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.</p>
Next steps	<p>Please contact us (see details below) for further advice if any sites include areas of Flood Zone 3, which is defined as having a high probability of flooding, as we may have concerns with your Plan.</p>

Water Management

In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.

Horsham District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The two relevant catchments for your District are: Arun and Western Streams catchment and the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.

The following websites provides information that should be of use in developing your

Neighbourhood Plan: <https://www.gov.uk/government/publications/south-east-river-basin-management-plan> <http://www.arunwesternstreams.org.uk>
<http://www.oart.org.uk>
<http://www.adurandousecatchment.org.uk/>

Infrastructure Delivery

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.

For further information or advice please email us at planningssd@environment-agency.gov.uk

customer service line
03708 506 506

incident hotline
0800 80 70 60

floodline
0345 988 1188
0845 988 1188

www.gov.uk/environment-agency