



Summary of Representations made on the Regulation 16 Submission version of the East Meon Neighbourhood Development Plan (EMNDP)

1. This document provides a summary of the representations submitted in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 to the East Meon Neighbourhood Development Plan (EMNDP). This document is produced in compliance with the Neighbourhood Plan (Referendum) Regulations 2012.
2. The South Downs National Park Authority (SDNPA) published the EMNDP for consultation from 27 January 2017 to 10 March 2017 in accordance with Part 5 of the Neighbourhood Planning (General) Regulations 2012. Representations were submitted during the publicity period by 16 respondents. The representations were received from statutory consultees, developers, their agents, individuals and other organisations.
3. Paper copies of the representations can be viewed on request at the South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH.
4. Set out below is a summary of the issues raised in the representations. The South Downs National Park Authority Representation can be seen in full on our website.

Name / Organisation	Date received	Method of submission	Summary of representation
Southern Planning Practice on behalf of Sunley Estates landowner of site B6	10/03/2017	Online submission	The EMNDP does not allocate sufficient land to meet the housing need identified in the housing needs survey. The vision to restrict development to small sites is an unreasonable restriction, and will not generate sufficient affordable housing to meet local needs. An alternative site which was rejected by the EMNDP offers the opportunity to meet the affordable housing need. Important views should be shown clearly on a map. The settlement policy boundary should be redrawn to include proposed sites
Individual	05/03/2017	Online submission and email	General support for the EMNDP and the process of community engagement which has been undertaken in its preparation. The sites proposed in the EMNDP meet the criteria which were established to test all sites submitted
Natural England	09/03/2017	Email	No Comment
Individual	/06/02/2017	Online	An area identified as a valued green space should not be put forward as a local green space it would be more

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		submission	appropriate to finish an already existing row of houses. The village suffers from drainage issues and no further development should be allowed before this issue is addressed. The land at B2 is not an appropriate area for further housing development. The section of highway at land at B9 is already dangerous and this allocation will worsen that situation
Highways England	20/02/2017	Email	No comment
Individual	8/03/2017	Post	Objecting to the allocation of site B9. Concerns regarding the proposed access to site B9 and the impact this would have on the historic deep lane. The new development (B9) will worsen the current level of safety for journeys to and from school.
Individual	21/02/2017	Email	Request that site B15, which was excluded from the allocations in the EMNDP should be included as an allocated site. There are a number of factual inaccuracies which led to the exclusion of site B15. The B15 site is more appropriate than other allocations set out in the EMNDP.
Historic England	09/03/2017	Email	Disappointed that there is no reference to Historic England comments made at Pre Submission consultation. Strongly support the Protection of valued views policy, recommend some minor modifications to the policy to provide further clarification on policy intention. Propose modifications to policies EM14, EM15 and EM17 to ensure the an appropriate assessment of archeological interests is carried out as part of new development
Individual	09/03/2017	Email	Support for the proposals included in the Neighbourhood Plan. Support for the protection of the landscape and the proposals to provide small dwellings in small allocations.
Southern Water	08/03/2017	Email	Propose minor modifications to Policy EM10 (Local Green Spaces) to ensure that it is in general conformity with Strategic Policies in the Development Plan. Propose minor modifications to Policy EM12 (Sewerage and Drainage) to ensure that it is in general conformity with the Strategic Policies in the Development Plan. Representations made at Pre Submission required the EMNDP to include a policy for the provision or Wastewater infrastructure. This policy has not been included in the submission version of the EMNDP. A proposed policy is put forward to be included in the Submission version of the EMNDP
Environment Agency	10/03/2017	Email	Concern regarding the provision of on-site sewerage treatment facilities as required in Policy EM12 rather than proposing connection to the main foul sewer network.
WYG on behalf of landowner of Site B2	10/03/2017	Email	Requesting an amendment to the time period (Phasing) relating to the sites allocated for housing development. The request is for the development periods to be removed from Policies EM16 and EM17.
Individual	10/03/2017	Email	Supporting the EMNDP. Specific support for the proposed sites for development. Highlighting the importance

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			of ensuring the settlement policy boundary conforms with the guidance set out by the SDNPA
Individual	10/03/2017	Email	Concern that the housing requirement set for East Meon is high compared to other tier 4 settlements villages as set out in the SDNPA settlement facilities study. Concern that the sites allocated in the EMNDP are sites which were not assessed favorably by the Strategic Housing Land Availability Assessment.
South Downs National Park Authority	09/03/2017	Email	<p>References to the emerging South Downs Local Plan (SDLP) will change as the SDLP is modified and updated, therefore more general reference to policies should be used in the EMNDP. Proposed modifications to the Settlement Policy boundary set out in the EMNDP. Minor modifications to wording of policy EM5, EM8 and EM10 to ensure policy intention is clear.</p> <p>The policies relating to the allocation of land for housing development all remove certain permitted development rights. The SDNPA request that this policy is amended to remove any references to permitted development rights</p>