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PATCHING NEIGHBOURHOOD DEVELOPMENT PLAN



CONSULTATION STATEMENT

- **Who we consulted about our plan for the future**
- **The ways in which we consulted with them**
- **What they told us**
- **..... and how it is reflected in our plan**

Lindsay Frost Consulting Ltd for Patching Parish Council

May 2017

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1. INTRODUCTION

1.1 Patching is a rural parish in the South Downs about 6km north-west of Worthing. It extends from the A27 trunk road north up to the crest of the Downs at Sullington Hill. Settlement is focused in the village of Patching with some ribbon development out along France Lane, Coldharbour Lane, Arundel Road, and Selden Lane. There are outlying hamlets at Michelgrove and Myrtlegrove about 2 km to the north of the village. The whole parish is included in the South Downs National Park in recognition of its nationally important landscape. At the 2011 Census, the parish had a resident population of 259, living in 100 different households.

1.2 Since 2013, Patching Parish Council has been working with the local community to produce a Neighbourhood Development Plan to guide the future development of the parish up to 2033. The Plan covers the entire parish, all of which is within the South Downs National Park.

2. THE PURPOSE OF THIS DOCUMENT

2.1 The Neighbourhood Planning (General) Regulations 2012 set out a legal requirement at Regulation 15 that a parish council submitting a neighbourhood plan proposal to the local planning authority must include certain documents, amongst which is a “consultation statement”

2.2 In this regulation, “consultation statement” means a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan*
- (b) explains how they were consulted*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan*

2.3 This document is intended to fulfil the above legal requirement

3. OUR OVERALL APPROACH TO CONSULTATION

3.1 Throughout the preparation of the Patching Neighbourhood Development Plan, we have tried to promote the widest possible engagement of the local community in planning for the future development of the parish. Our guiding principles have been:

- (a) to commence community engagement early on, before we started drafting anything, and to seek a clear understanding of those issues and concerns which are of most importance to the local community
- (b) as work progressed on the plan, to offer further opportunities for comment as draft objectives and planning policies were worked up and a draft plan prepared

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- (c) to offer a range of different ways for people to engage as preparation of the plan has progressed. We have tried to make our arrangements appropriate and proportionate for a small rural community. This has included residents' surveys, workshops and discussions, web site, parish newsletter, public notice boards, and direct contact with key groups in the local community (such as businesses and major landowners, clubs and societies) and external consultees
- (d) tapping into the knowledge and experience available in the local community wherever possible, by making the process as open and inclusive as possible
- (e) through all the above actions, to meet the statutory requirements for public engagement set out in the Neighbourhood Plan Regulations

4. CONSULTATIONS DURING THE NEIGHBOURHOOD PLAN PROCESS

4.1 On 14 March 2013, Patching Parish Council decided to make a formal application to the South Downs National Park Authority (the local planning authority for the parish), under regulation 5 of the Neighbourhood Planning Regulations 2012, for the designation of a neighbourhood area. The application was for a neighbourhood plan to cover the entire civil parish of Patching. (See map below in Fig 1.)

4.2 The National Park Authority (NPA) publicised the application in accordance with the requirements of regulation 7 of the 2012 Regulations. The application was published on the NPA web site over the period from 22 November 2012 to 23 January 2013 and invited representations from interested parties. The NPA also had a copy of the application available for public inspection at their offices at Midhurst. The application was also publicised locally in the parish. The NPA approved the application on 14 March 2013. A copy of the approval letter is attached as Appendix A.

4.3 The Parish Council then set up a Working Group to oversee the preparation of the plan, comprising the following councillors and volunteers, meeting at regular intervals:

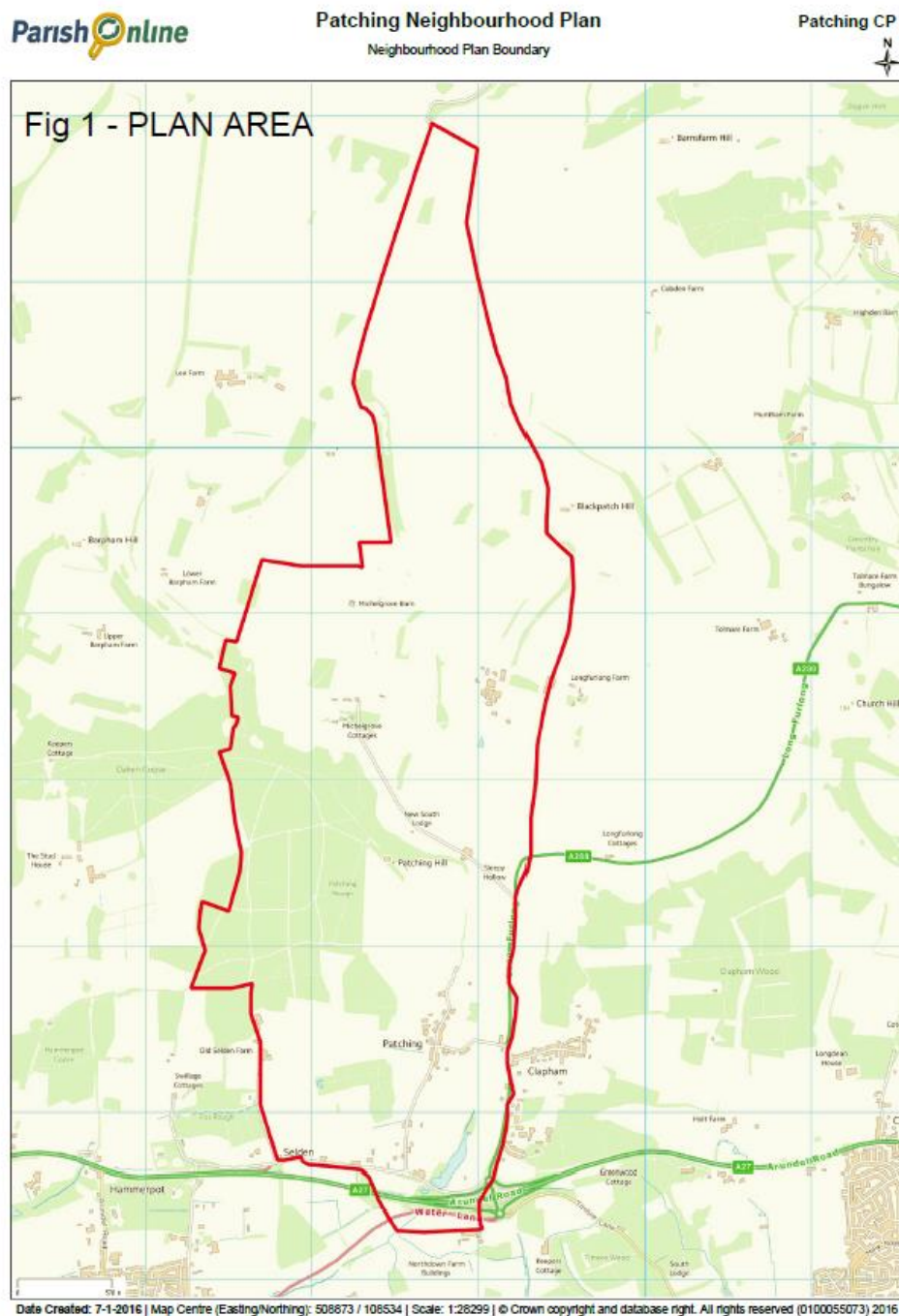
- Marc Pinnell (Parish Councillor, Chair of Working Group)
- Bob Besford
- Jerry Fox
- Paul Isaacs
- Richard Mason (Patching Village Society)
- Robb Metcalfe (Parish Councillor)
- Richard Prior (Friends of Clapham and Patching Churches)

4.4 The Working Group established links with planning officers at the NPA and took advantage of the various neighbourhood planning events arranged by the authority and others for parish councils in West Sussex. The Group has worked throughout the process to gather together an evidence base to support the Neighbourhood Plan. This has used both

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published and online sources – such as the Census and documents produced by the local authorities and the NPA - and information gathered through surveys and other local sources.

FIG.1 THE PATCHING NEIGHBOURHOOD DEVELOPMENT PLAN AREA



More recently, in October 2015, the Parish Council engaged Lindsay Frost Consulting Ltd to provide professional planning assistance with the work.

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4.5 Very early in the work, the Working Group decided to engage with the local community on the issues and concerns which are of most importance to them through an “Open Evening” event and a questionnaire survey sent to all addresses in the village.

4.6 The Open Evening was held on Thursday 3 April 2014 from 6.00 p.m. to 10.00 p.m. at Clapham and Patching Village Hall. This was attended by 30 people. A poster advertising the event is attached at Appendix B.

4.7 A questionnaire survey form was sent to all residents in the village at the same time, with a request that completed forms were returned by Wednesday 30 April 2014. This contained 47 questions in a 10-page form around three main sets of issues.

- People: our community
- Places: our buildings, landscape and environment
- Prosperity: housing, transport and business

A copy of the survey questionnaire form is attached as Appendix C

4.8 Some 66 completed forms were returned, representing around two-thirds of the households in the parish. These were analysed in detail over the following months and a report on the views received was published online in January 2015. A copy of the “Issues report” is attached as Appendix D. The headline points from the survey were as follows:

People: our community

- Overwhelming support for retention of the village hall and village school (both shared with Clapham) and the two pubs in Patching, as important community assets
- Just over half the respondents did not think any new community amenities or facilities were required, but –amongst those who did- sports facilities, improved bus services, bins for dog waste, and a local shop – were suggested
- Over 70% felt that any new housing development in the parish should seek opportunities to encourage young people to remain. A slightly smaller % support accommodation for older people, particularly where it involves support or care by resident family members
- Very few support (8%) support provision of new accommodation to meet the needs of Gypsies and Travellers
- There is strong support for a Community Land Trust and a community orchard to grow food for local consumption

Places: our buildings, landscape and environment

- About 25% of respondents felt that the rights of way network (footpaths and bridleways) should be extended. Only about half think that the existing standards of maintenance on the network are adequate

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- There is very strong support for protection of trees and hedgerows which contribute to the special character of the parish, and for controls over light pollution which detracts from “dark skies”
- Many residents (around 75%) are concerned about the impact of proliferation of equine development and its impact on the landscape, and want stronger controls
- There is little support (about 10% of respondents) for additional visitor accommodation
- 28% supported renewable energy development, but others are concerned about its impact on the landscape
- There is strong support for new and extended conservation areas at Patching, Michelgrove and Myrtlegrove.
- About two thirds of respondents want to see historic buildings retained for their original use and there is overwhelming support for drawing up a “local list” of buildings and other features, such as flint walls, which lend to the parish’s character and which should be protected from harmful development
- Almost all respondents want the Neighbourhood Plan to set out planning policies to influence the “look and feel” of new development

Prosperity: housing, business and transport

- Nearly half of respondents would support up to 3 new homes in the parish over the next 15 years, about a third would support 4-8 new homes, but very few larger amounts of development
- The great majority favour small scale development of 1-3 units on an individual site, but want to limit infill development
- Similarly, there is little support for development on greenfield sites or where it would adversely impact on local businesses, or make local on-street parking problems worse
- If there is to be a settlement boundary, 87% say that it should be determined by the Neighbourhood plan, rather than by the NPA
- Just less than half (45%) support development on brownfield sites within existing built up areas
- Over half (58%) believe any new housing should be for affordable and local needs only
- The great majority (around 95%) consider existing businesses which support local employment or a community function should be protected, with any further business sites identified through the Neighbourhood Plan process
- Over 80% of residents are concerned about the impact of on-street parking, whether in Patching, Myrtlegrove or Michelgrove.
- All respondents were concerned to maintain the distinctive rural character of local roads and country lanes, and that “urban standards” on signing and road marking should not be imposed

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- A third of respondents did not want visitor parking formalised or managed. If new visitor parking were provided, only 1 person disagreed that with the view this should be provided in a way which did not draw more traffic through the village
- There were concerns over traffic speeds on the A280 Long Furlong

Other issues

- The survey questionnaire also offered the opportunity for residents to list any other issues of concern, or elaborate their views on the survey questions. Many individual comments were received, all of which are recorded in the “Issues” report in Appendix D.

4.9 The “Issues” report indicated that provision of a small measure of housing to meet local needs would be an important issue for the Plan, but did not provide any information on the scale and type of housing needs that might exist amongst existing residents. Accordingly, a further survey was undertaken in April 2015 to find out more about local housing needs. A copy of the survey questionnaire is attached at Appendix E. The housing needs survey was repeated in January 2017.

4.10 The 2015 Housing Needs Survey attracted 51 responses, which is around half the households in Patching. Amongst these respondents, 82% said that there were no current needs in their household arising from an inability to obtain housing in the parish; 80% said that they did not expect any needs to arise for people in their household over the next five years (such as young people seeking a home of their own); and 73% said that they did not expect any need to arise for people in their household to arise for managed or supported accommodation.

4.11 However, the other side of these figures means that there are a small number of existing households (between 9 and 13) who have current housing needs, or expect to have housing needs over the next five years, particularly as young people reach the stage where they want “a place of their own”, or older people want to downsize or move into managed or supported accommodation.

4.12 After digesting the views received at the “Issues” stage, and understanding the matters of concern to the local community, the Neighbourhood Plan Working Group started thinking about the draft objectives which the Plan should set itself and the range of planning policies which would be necessary to deliver those objectives. This formed the basis for a second round of local consultation in May and June 2015, where a set of draft objectives and planning policies were published as a basis for discussion in the local community. A list of the objectives and policies prepared for consultation is set out at Appendix F.

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4.13 A second community consultation event was held at Clapham and Patching Village Hall in Friday 8 May (7pm-10 pm) and Saturday 9 May 2015 (10 am -2.pm). The invitation to this event is shown in Appendix G. These sessions involved display boards on the work so far (key issues and concerns, and draft objectives and planning policies) and invited discussion and comment on them. Members of the Neighbourhood Plan Working Group were present throughout to answer questions and discuss issues raised.

4.14 Attendances were 5 on the Friday evening and 8 on the Saturday. Amongst the matters discussed at the sessions were:

- whether there is a need for additional planning controls over equine development, particularly at Myrtle Grove
- planning policies to manage development in the gap of open countryside between France Lane and Patching village
- identifying key views and vistas which were important to protect from harmful development
- identifying key businesses in the parish

4.15. After the event on 8/9 May, a further invitation went out to local people seeking their views on the draft objectives and policies for the Neighbourhood Plan. A copy of this invitation is attached as Appendix H. A period of six weeks up to 19 June was allowed for further views. There were no additional points raised through this second round of consultation, to June 2015.

4.16 Most consultations up to this point had focused on the views of the resident population. In February 2015, the Working Group sent a questionnaire to businesses operating in the parish (see Appendix I). Only 3 responses were received, 1 from a public house and 2 from manufacturing companies in the joinery and food businesses respectively, all of whom had been trading in the parish for many years. In total, the three firms employed 47 people, of whom 8 were resident in the parish. All expected to expand their businesses in the future, although within the confines of their existing premises. In common with many other rural areas, the main problem reported for locally based businesses was poor connectivity for mobile phones and broadband.

4.17 Unlike some other Neighbourhood Plans, we have not carried out our own separate “call for sites” to seek potential sites for housing and business development from landowners and developers. There are two reasons for this:

- (a) National planning policies and strategic policies in the adopted Arun Local Plan (2003), and in the emerging South Downs National Park Local Plan, exercise very strict control over development in Patching and promotion of major development through the Neighbourhood Plan would be in conflict with these policies. Local consultations so far have indicated strong support for these policies to continue.

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- (b) The NPA carried out its own “call for sites” across the national park in 2014 as part of its work on a Strategic Housing Land Availability Assessment (SHLAA) work to support its emerging Local Plan. Only one site came forward in Patching (at 138-139 The Street). The NPA’s conclusion on this site was that it was “not suitable to provide five or more additional homes”

4.18 The analysis of community views on the draft objectives and planning policies, the subject of consultation in May 2015, was supplemented by the consultants, independent review of them, which was completed in February 2016. The aim of this review was to assess how well this emerging work is aligned with national and local planning policies, and how practical and enforceable the policies are likely to be. The review has been/will be posted online at:

<http://claphamandpatching.arun.gov.uk/main.cfm?type=PATCHINGPARISHPLAN> .

4.19 To protect the environment, and make sure that environmental considerations are taken into account, Strategic Environmental Assessments (SEA) are required for all government local plans and programmes which are likely to have significant environmental effects (European Directive 2001/42/EC and regulation 9 of the Environmental Assessment of Plans and Programmes regulations 2004). This includes Neighbourhood Plans. On 8 January 2016, the Parish Council formally approached the NPA for a screening opinion for this Plan. The NPA determined that the Patching Neighbourhood Development Plan should be “screened out” on the basis that the plan would likely not have a significant environmental impact by letter dated 29 February 2016. A copy of the NPA’s letter is attached as Appendix K.

4.20 All this work then assisted in refining the emerging material in preparation for drafting the Neighbourhood Plan. A number of key policy issues were taken up and discussed direct with officers of the NPA, Arun DC, and West Sussex CC – particularly a small measure of housing development to meet local needs - as part of an ongoing dialogue on the development of planning policies.

4.21 Drafting of the Neighbourhood Plan began in spring 2016, leading to a programme of pre-submission consultation in the parish in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation period lasted from 1 August to 26 September 2016, a period of 8 weeks. The consultation programme involved:

- Publication of the pre-submission plan online from 1 August to 26 September 2016, to provide the minimum statutory period of at least six weeks and extended to eight weeks to reflect overlap with the summer holiday period
- A direct mail shot/leaflet drop to all residents, businesses, and major landowners in the parish alerting them to publication of the plan online and to the consultation event, details of how to make representations, and the date by which those representations must be received

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- A public consultation event at St. John's Church Patching on Saturday August 13 2016
- Public notices on information boards around the parish
- Sending a copy of the Plan to the NPA, as local planning authority
- Direct consultation with the relevant bodies set out in paragraph 1 of Schedule 1 of the 2012 Regulations as follows:
 - West Sussex County Council
 - Arun District Council
 - Natural England
 - Historic England
 - Environment Agency
 - Highways Agency
 - NHS Coastal Sussex CCG
 - Coast to Capital Local Enterprise Partnership
 - Homes & Communities Agency
 - Southern Electric (SSE)
 - National Grid
 - Southern Gas Networks
 - Southern Water
 - BT Open Reach
 - Sussex Police
 - Angmering Parish Council
 - Clapham Parish Council
 - Storrington & Sullington Parish Council
 - Ferring Parish Council
 - Findon Parish Council
 - Worthing Borough Council
 - Worthing & Adur Chamber of Commerce Ltd
 - Arundel Chamber of Commerce
 - Sussex Wildlife Trust
 - South Downs Society
 - Churches Together in Sussex
 - Voluntary action for Chichester and Arun
 - Arun Access Group

Towards the end of the consultation period, a further "chaser" e-mail was sent to those consultees who had not responded, reminding them of the need to respond by September 26.

4.22 The views received during the pre-submission consultation are analysed in section 5 of this document below. The Parish Council's response to the consultation led to some further modifications to the plan and these are indicated clearly in that section of the document.

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4.23 The consultation responses and, in particular the detailed comments received from the South Downs National Park Authority, were discussed with officers of the SDNPA in a meeting at Midhurst on 12 December 2016. SDNPA officers suggested some further work to support proposed policy HBT 1. These suggestions have been actioned, including a “Neighbourhood Plan Surgery” at St. John’s Church, Patching, on Saturday 28 January 2017, to which all those who had commented on the policy during the August-September 2016 consultation, were invited to pop in for discussions with the NDP Steering Group and the consultant. The “Surgery” was also publicised through public notices in the village.

5. COMMENTS RECEIVED ON OUR PRE-SUBMISSION PLAN DURING THE REGULATION 14 CONSULTATION IN AUGUST -SEPTEMBER 2016 AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT

5.1 Responses were received from the following consultees and members of the public:

Consultees

- South Downs National Park Authority (response no.1)
- Natural England (2)
- West Sussex County Council (3)
- Highways England (4)
- Environment Agency (5)
- Historic England (6)
- Storrington & Sullington Parish Council (7)
- Coast to Capital Local Enterprise Partnership (8)
- Clapham Parish Council (9)
- South Downs Society (10)
- National Grid Electricity and Gas (11)
- Southern Water (12)

Public

- Clapham & Patching Village Hall Committee (13)
- Elizabeth Viner (14)
- Alex Isaacs (15)
- Beverley A. Fox (16)
- Jerry Fox (17)
- Paul Isaacs (18)
- Richard & Helen Mason (19)
- Robert Besford (20)
- Sue Isaacs (21)
- Kath Hutchinson (22)

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- Rick Romero (23)
- Victoria Pinnell (24)
- Asha Pinnell (25)

5.2 These comments are summarised in the table below, along with the response to them agreed by the parish council at its meeting on 23 February 2017. This has led to a number of changes to the draft plan, prior to its formal submission to the National park authority. The Parish Council can provide access to the full, original, comments received, on request

5.3 The “Community Action” items in the plan – marked with an asterisk - are also included in the table below for a complete record of the comments received on the draft plan. However, these actions will be delivered outside the planning system, and are not required to be in compliance with national and strategic planning policy. Nor are they the subject of independent scrutiny through the Neighbourhood Plan examination process. Patching Parish Council would like to thank all those who took the time and trouble to send in comments on the draft plan

Emerging policies and community action	Summary of comments received on the pre-consultation plan	Response by Patching Parish Council on 23 February 2017
Our vision for Patching parish to 2030	No comments received on content, but see general comment from 15 Alex Isaacs below on putting the Vision in a more prominent place in the document	
Community		
COMM 1 – Protection of community assets	13. Clapham and Patching Village Hall Management Committee (CPVHMC) support the draft plan position on the village hall, particularly the scope it provides for upgrading and modernising the facility	Noted
COMM 2- Formal registration of community assets*	No comments received	
COMM 3 –Supporting independent living	No comments received	
COMM 4- Community farm, allotments or orchard*	No comments received	
COMM 5- Existing green space and new recreational facilities	9: Clapham Parish Council state that this policy should allow for the possible relocation of the village shop in Clapham to the Village Hall site	There is an existing village shop /café, located outside the Plan area, in The Street, Clapham This comment should be directed to Policy COMM1, which states that “Proposals to enhance the viability and/or community value of these assets (including the village hall site) will be supported, providing that they accord with the other policies of

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	<p>13. CPVHMC agree this policy, subject to some flexibility regarding the updating and modernising of the hall (see COMM 1), which might include an extended car park</p>	<p>the Neighbourhood Plan “</p> <p>This will be a matter for the village hall management committee in the first instance, rather than a planning decision.</p> <p>Agreed: To allay this concern, it is recommended that the following wording is added to the policy:</p> <p>“In exceptional circumstances, some small loss of open space may be acceptable where the benefits to the quality and operation of village hall facilities outweighs any harm to recreational use of the site “</p>
Places		
<p>PLACES 1- Historic buildings, other buildings and structures of merit, and sites of archaeological interest</p>	<p>1: SDNPA considers that this is effectively a duplication of national policy and legislation and repeats the intention of SDLP policy SD11. Therefore, the policy is not necessary</p> <p>6: Historic England consider that this policy does all that could be expected of a local list with the SDNPA, so suggest deletion of the final sentence in paragraph 4.12</p> <p>17. Paul Isaacs is concerned that a garden wall in his ownership is included in Map 4(c) as “a structure which adds to the character of the parish”. It was, in fact, built in the 1980s. Need to explain the implications of this policy on property owners in clearer terms and ensure that it does not prevent routine, maintenance works</p>	<p>Disagree: this policy is specific to Patching parish and is wider in scope, taking in a range of other historic buildings and structures which add to the character of the area and which are indicated in Appendix A Map 4</p> <p>Disagree: the longer term development of a “local list, in consultation with SDNPA’s specialist conservation officers, remains an aspiration of the parish council. This can feed in any future review of this neighbourhood plan.</p> <p>The purpose of this part of the policy is to flag up the contribution that these structures make to the character of the parish, but it will only bear on works requiring planning permission or listed building consent. It would not affect the ability of owners to carry out routine, “like for like”, maintenance</p> <p>Routine maintenance works, done on a “like for like basis”, would not require planning permission or be affected by this policy.</p>

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	<p>19. Richard and Helen Mason state that there are errors in the accompanying Map 4 (c) in respect of 1 and 2 The Street, the boundary of Glebe House and north of the tied cottages</p> <p>21. Sue Isaacs queries the inclusion of a wall at Meadow Cottage in Map 4 (c) as it is a breeze block wall faced in brick, rather than a traditional flint wall</p> <p>23. Rick Romero considers there are errors on Map 4(c) in respect of an old section of flint wall and a small section of old wall at the junction with Dulaney Cottage and Robinswood</p>	<p>Agreed: to re-check on site to make sure the maps are accurate in terms of alignment and length of walls, and make any necessary amendments</p> <p>The wall is considered to have merit and to contribute to the character and appearance of the local area</p> <p>Agreed: to re-check on site to make sure the maps are accurate in terms of length and alignment of walls, and make any necessary amendments</p>
PLACES 2- Development in Conservation areas	1: SDNPA considers that this is effectively a duplication of national policy and legislation. Therefore, the policy is not necessary	<p>Disagree: this policy is specific to the existing Patching Conservation Area and, with its supporting text, explains the special character and appearance which led to its designation and which future development proposals should conserve and enhance</p> <p>Agreed: this is reinforced by cross referencing the policy with the text in paragraph 4.13</p>
PLACES 3*-New conservation areas at Michelgrove and Myrtlegrove	<p>1: SDNPA comments that conservation areas can only be designated if they have the appropriate qualities, but SDNPA conservation officers are happy to discuss this idea further at a later stage</p> <p>6: Historic England state that it is appropriate to consider both the historic buildings and the wider areas of land which formed part of their gardens/grounds in defining any new conservation areas. As such, the suggested boundaries may be rather conservative in their extent</p>	<p>Noted. Pleased that SDNPA officers are prepared to discuss further as part of a separate statutory process</p> <p>Agreed, this may well be the case. PLACES 3 is not a planning policy, but a community action to seek designation of new conservation areas as part of a separate SDNPA statutory process. Historic England's interest is welcomed and the parish council look forward to their input into that process</p>
PLACES 4 – Design of new development	6: Historic England is pleased to see this policy and would like to encourage the PPC Steering Group to consider whether there are any further design elements that need to be identified, ahead of preparation of a Parish Design Statement	Noted
PLACES 5- Conservation and enhancement of the natural environment	1: SDNPA suggest that the draft policy would be strengthened by several amendments to the wording, as indicated in the column on the right	Agree that these suggestions would strengthen policy and amend policy as follows:

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		<ul style="list-style-type: none"> • Add “demonstrably” before “conserve in the first sentence of the policy • Remove “important” in last bullet point and add the following “skyline views and views to, from, and within the settlement and those of, and within, the wider countryside “ • Add new bullet point to read “New proposals should seek to conserve and enhance existing green infrastructure networks, including footpath corridors, hedgerows and ditches, woodlands, unimproved grasslands, and integrate them with new features within any development” • In final sentence of policy, add “Landscape and Visual Impact Appraisal should be undertaken to inform the development of design proposals and mitigation”
	6: Historic England support this policy which may also help to protect elements of the man-made historic environment	Noted
PLACES 6 – Protection of high quality farmland	No comments received	
PLACES 7 – Protection of the condition of public rights of way*	No comments received	
PLACES 8- Equine development	<p>1: SDNPA suggest that the policy title be changed, or supporting text be added, to refer to “a conservation land management approach to horse paddocks and other land under equine use”</p> <p>1: SDNPA suggest that the following be added to the supporting text for this policy – “The following matters should be considered in relation to this policy: careful stocking /grazing density , creation of hedgerow frameworks for paddocks which allows temporary subdivision, headlands of meadow grass which are un-grazed and cut yearly in September , manure collection, low chemical worming</p>	<p>The suggested change would result in a very wordy and complex policy title, but instead reference to this approach will be made in the supporting text</p> <p>Agreed to include in supporting text to PLACES 8. All of these measures are potentially useful in managing and mitigating the impact of equine development in the countryside, and it is useful to refer to them in the supporting text for the policy, as a prompt for those considering new development. If implemented, these measures would help address some of the concerns raised by Ms. Viner</p>

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	<p>programme, grazing rotation,(sheep and resting pasture), storage areas for equine equipment to be carefully sited to avoid clutter in the landscape”</p> <p>6: Historic England suggests that the final bullet in the policy should include cumulative impacts on the scenic beauty of views that contribute to the National Park landscape and cross reference to policy PLACES 5.</p> <p>10: South Downs Society support stronger controls over equine development in the National Park</p> <p>14. Elizabeth Viner is extremely concerned about the impact of equine development to the north of Myrtle Grove, which she feels has seriously degraded the character of the down land landscape over the last decade. More needs to be done to promote good management practice in existing areas given over to equine use, and to prevent its spread further into the downs.</p> <p>19. Richard and Helen Mason consider that the Plan is contradictory in its approach to equine development, in that PLACES 8 promotes this form of development, whilst acknowledging that local consultations suggest that tighter control is needed</p>	<p>(14)</p> <p>Agreed that this would improve the policy and amend accordingly</p> <p>Noted. The policy is intended to help landowners, equine businesses, and horse owners produce better quality schemes which integrate well into the National Park landscape.</p> <p>The draft Plan is sympathetic to these concerns (which consultation suggests are widely shared locally) and lists a number of planning criteria intended to manage and mitigate impact on the landscape. The additional wording suggested by SDNPA and Historic England should further reinforce the policy.</p> <p>However, it will not impact on existing equine uses unless and until they make further planning applications</p> <p>Disagree: National guidance requires plans to be positively framed. PLACES 8 sets out a range of requirements to help manage and mitigate the impacts of equine development, rather than seeking to block it entirely</p>
PLACES 9- Protection of trees, woodlands and hedgerows	<p>1: SDNPA state that the 15 metre buffer referred to in bullet point 3 of the draft policy is not in line with current industry guidance and instead reference should be made to BS 5837 (Trees in relation to demolition, design and construction)</p> <p>1: SDNPA recommend that the fourth bullet point on replacement tree planting has some supporting text to give more guidance to people</p>	<p>Agree, amend bullet point 3 to delete reference to 15 metre buffer and instead refer to BS 5837</p> <p>Agree and add the following to supporting text:</p> <ul style="list-style-type: none"> • Replacement tree planting

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	<p>preparing development proposals</p> <p>6: Historic England support this policy which may also help to protect elements of the man-made historic environment</p> <p>13. CPVHMC have no objection</p>	<p>should be with appropriate locally native species, unless there are overriding reasons to do otherwise</p> <ul style="list-style-type: none"> • New tree plantings should be given sufficient space to allow trees to develop into their natural size and shape • Succession planting should be considered where existing trees are mature or over-mature <p>Noted</p> <p>Noted</p>
PLACES 10-Flood risk and surface water drainage *	<p>1: SDNPA is the Sustainable Urban Drainage systems (SUDS) approval body in consultation with WSCC. PLACES 10 should make reference to this and the need to provide sustainable drainage in new development, integrating this with landscape design where possible.</p> <p>5: The Environment Agency state that Patching parish is in a sensitive groundwater area (a Source Protection Zone or SPZ) . The EA note that the draft Neighbourhood plan is not proposing any housing allocations, but if housing development does occur, options for foul drainage will need to be considered, so as not to adversely impact on SPZs.</p> <p>9: Clapham Parish Council have provided a Flood Risk Assessment</p>	<p>PLACES 10 was intended to be a “community action” item, promoting land drainage and other works to reduce surface water run-off from farmland and to maintain ditches and culverts in order to reduce drainage problems. Normally, these are outside the planning system.</p> <p>If the scope of the policy is widened to incorporate sustainable drainage systems in new development, PLACES 10 would need to be a planning policy rather than a community action item.</p> <p>The very limited amount of development likely in the parish, and the generally low level of flood risk, mean that opportunities for SUDS will also be limited. However, reference can be made in the text to ensure that this point is not overlooked.</p> <p>Noted</p> <p>This is a helpful source of information on some recent flooding incidents</p>

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	prepared by their Clerk, which can be added to the evidence base for this plan	which can be added to the evidence base
PLACES 11- Lighting in new development	1: SDNPA recommend that the policy is cross referenced to the SDLP's Dark Skies policy (SD9) and the hierarchy of lighting which it includes	Agreed
PLACES 12-Street lighting*	No comments received	
PLACES 13- Renewable energy on domestic property	15. Alex Isaacs is concerned that this policy is too restrictive in terms of new domestic renewable energy installations by requiring compliance with policy PLACES 4 in terms of design and siting	Disagree: A wide (and expanding) range of renewable energy plant can be installed without the need for planning permission , under "permitted development". Only the larger and more prominent installations will require planning permission and need to be considered against this policy, which simply seeks to ensure that they are designed and sited to fit in with the rural character and appearance of the parish as far as possible.
Housing, Business and Transport		
HBT 1- New residential development	<p>1.SDNPA support the general intention of the policy, but query some details which may require further work – and re-wording of some parts of the policy- prior to submission, as follows:</p> <ul style="list-style-type: none"> • The need for robust evidence of local housing need • Clarification of whether the policy is referring to affordable housing (where price or rent is subsidised) or market housing. • How registration of local housing need will be managed by the parish council in an open and transparent way • Liaising with the housing authority (Arun DC) on the criteria for assessing housing need • Ensuring that the policy does not result in sporadic development in the parish 	<p>This policy attracted the most comment on account of the importance and public profile of the issue, and the innovative way in which the draft plan has sought to address it.</p> <p>The broad support of SDNPA for a planning policy which continues to exercise strict control of new housing development, but exceptionally may allow small scale development to meet local needs where a number of criteria are met, is welcomed. Further discussions with SDNPA officers in December 2016 will lead to further work to make the draft policy more robust by;</p> <ul style="list-style-type: none"> • updating information on local housing need • appointing an independent assessor to vet the register • liaising with SDNPA and Arun DC housing officers on a draft registration form <p>Since consultation in August-September 2016, the database on local housing need has been updated with a fresh survey in February 2017.</p>

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		<p>This indicates a broadly similar picture</p> <p>The policy is provision of local housing need by market housing: in effect “self-build schemes”, where the occupier will be person(s) who have previously registered a housing need.</p> <p>It is proposed that the local register of housing need will be refreshed annually and local people will have the opportunity to add, confirm, amend or delete their registration. A draft list will then be vetted by an independent assessor to confirm that all applications meet the stated criteria.</p> <p>These criteria would be established in consultation with SDNPA and Arun DC housing before setting up of the register.</p> <p>The policy seeks to control sporadic development through its criteria (b), (c) and (d) , although it is accepted that agricultural dwellings and conversions of existing agricultural buildings may result in some sporadic development . However, these forms of development might occur even if policy HBT1 did not exist.</p>
	<p>9. Clapham Parish Council suggest that a Community Development Trust is the best means of maintaining housing to meet local needs in the long-term</p>	<p>Agree CLTs have a role where the housing is provided by the public or voluntary sector, but HBT1 proposes a “self-build” approach</p>
	<p>15. Alex Isaacs agrees that the plan needs to make some provision for new housing. He considers that “mansion-isation” (where small cottages are extended significantly) are a real barrier to first time buyers in the village and reduce variety in the housing stock</p>	<p>Noted in respect of draft policy HBT1. Draft policy HBT 4 on the replacement and extension of existing dwellings aims to counter “mansion-isation”</p>
	<p>17. Paul Isaacs supports some new housing as a means of supporting village connections and encouraging young families to remain in the parish</p>	<p>Noted</p>
	<p>19. Richard and Helen Mason strongly</p>	<p>This written objection to HBT1</p>

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	<p>disagree with HBT1, to the extent that they would reject the plan generally, because:</p> <ul style="list-style-type: none"> • it would allow significant green field development which would not be allowed under current planning policy. • it could significantly affect the character of the parish • in a small rural community, you cannot always find the housing you want and may have to go elsewhere • some individuals may seek to exploit loopholes in the policy • it benefits only larger landowners, so is not socially equitable • it goes against the wishes of local people to strictly control development 	<p>reflects the concerns of several others who attended the event on 28 January (but who did not submit written comments) and also possibly a wider body of local opinion.</p> <p>Criteria (b) and (d) of the policy seek to restrict the extension of built up areas into open countryside and to ensure that development is in keeping with the rural character of the parish. Although the policy does not set a target for the amount of new housing development, it is envisaged that only a few permissions will be granted where a local connection is demonstrated and a suitable site comes forward.</p> <p>Whilst individuals may seek to exploit the policy, the need for pre-registration and vetting of local connections, and enforcement through a legal agreement, should act as a safeguard</p> <p>It is accepted that the policy, allowing a “self –build” initiative in certain exceptional circumstances, will not benefit those in housing need who need a degree of public subsidy to be housed.</p> <p>The policy plainly goes against the wishes of some local people, but there is also a body of local opinion that supports some carefully controlled development to meet local needs.</p>
	<p>20. Robert Besford states that the local housing needs survey provides evidence to support this policy and the exceptional provision of new housing to meet local needs. However, he suggests that the requirement for the occupation of such housing to be limited to people in housing needs with local connections in perpetuity is rigid and inflexible, and may make development unviable. A five year limitation is more appropriate.</p> <p>21. Sue Isaacs queries how the housing needs register will work, but generally</p>	<p>Disagree: A five year limitation would encourage people to make speculative applications on the basis that, after a short period of use for people with local housing needs, they would revert to open market housing within five years. This would realise the fears expressed by some objectors to the principle of the policy</p> <p>Noted</p>

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	supports the idea	<p>Overall conclusion on draft policy HBT1: The response to this draft policy was mixed. It received some support and some objections. Whilst generally supportive, SDNPA recommended a number of measures to make the policy more robust. The Parish Council has considered all views received and debated at length whether to carry forward a policy with “local needs” exceptions to the next stage of the Neighbourhood Plan process. It concluded that it did not have the administrative capacity to run a complex policy (requiring registration, vetting and auditing of local housing need at regular intervals) and that it would be difficult to make the policy sufficiently robust to allay objectors’ fears that it could be exploited to provide open market housing. Accordingly, this element of the policy has been dropped following consultation.</p> <p>Agreed: to delete the parts of the policy which deal with exceptional provision of housing to meet local needs, which are paragraphs (a),(b),(c),(d) and(e) and leaving only the opening paragraph and paragraphs (f) and (g) , with the latter two paragraphs reflecting existing planning policy in the area .</p> <p>There will also need to be consequential amendments to the supporting text</p>
HBT 2 - Subdivision of residential gardens	19. Richard and Helen Mason state that this policy references PLACES 3, but this should be PLACES 4.	Agree: this is an error and PLACES 3 should be PLACES 4
HBT 3- Replacement and extension of existing development	1: SDNPA ask whether it is necessary to include this policy, as they consider that it effectively duplicates SDLP policy SD45	Disagree: this policy is necessary because it is specific to Patching and cross references to several other draft Neighbourhood Plan policies
HBT 4 -Outdoor space	No comments received	
HBT 5 -Off street parking	No comments received	
HBT 6 – New commercial development	1: SDNPA suggest that points (b) and (c) of the policy could be combined, so that the policy requires commercial activity or any new rural enterprises to not have a harmful impact on the character and appearance of the	Agreed that these recommended changes be made to HBT 6 as they will simplify and tidy up the policy

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	locality, including an increase in HGV traffic on narrow rural roads. SDNPA also the reference to the A27 and A280 in the policy is unnecessary, as they are clearly not narrow rural roads.	
HBT 7 -Improved connectivity	No comments received	
HBT 8-Maintaining the rural character of local roads*	<p>10. South Downs Society state that, whilst cars will remain the main mode of transport in rural areas, they should not dictate the future development and character of such areas</p> <p>17. Paul Isaacs is concerned that poor parking is churning up grass verges and adversely affecting the character of some roads, such as France Lane. It is accepted that this cannot be controlled by planning powers, but the parish council needs to consider other action</p>	<p>Agree: this is the aim of this community action</p> <p>If there are any other practical steps available to discourage parking on grass verges (which will need to be agreed with WSCC if highway land is involved), these can be added to HBT 8</p>
HBT-9- Parking provision for visitors	No comments received	
HBT 10- Safe roads *	<p>9. Clapham Parish Council state that imposition of lower speed limits on the A280 Long Furlong are unlikely and that pressing for traffic calming measures may be a better approach</p> <p>17. Paul Isaacs feels that stronger language is required in pursuit of lower speed limits</p>	<p>Agreed: reference should be made to traffic calming measures as well as reduced speed limits</p> <p>Agreed: add the word “strongly” at start of each bullet point in HBT10</p>
HBT 11- Improved bus services*	No comments received	
Other comments		
General comments	<p>6: Historic England considers that the draft Plan is a well-produced document with clearly worded policies which provides a framework for consideration of future planning applications. Support the emphasis given to protection of historic assets</p> <p>10: South Downs Society: a comprehensive and well-judged document</p> <p>15. Alex Isaacs considers the Plan is comprehensive and well written but it could be made more readable by:</p> <ul style="list-style-type: none"> including an index of policies 	<p>Noted</p> <p>Noted</p> <p>Agree to add index, and to incorporate the Plan’s Vision, at the start of the document</p> <p>Every effort has been made to keep</p>

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	<p>at the front</p> <ul style="list-style-type: none"> • editing down the length • including the Vision right at the front of the document, rather than having it embedded in the text <p>16. Beverley Fox considers a lot of work has gone into the Plan and looks forward to its implementation</p> <p>17. Jerry Fox looks forward to implementation of the Plan</p> <p>22. Kate Hutchinson thought the plan was comprehensive and well presented</p> <p>24. Victoria Pinnell considered that the Plan was well thought out and thanked all those involved for their efforts</p> <p>25. Asha Pinnell endorsed the Plan logo</p>	<p>the Plan brief and concise, whilst providing the necessary background information on the parish, and explanation of policies.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
Reference to the South Downs Local Plan	1: SDNPA asks that numerous references in the draft document to the "South Downs National Park Local Plan" be corrected to "South Downs Local Plan"	Agreed: Correct references to refer to "South Downs Local Plan" in paragraphs 1.5,3.2,3.9, policy HBT1, 4.41,4.50,4.51,4.63, 5.1 and 5.2
Paragraph 1.5	19. Richard and Helen Mason state that the Plan should not seek to promote development	Although neighbourhood plans generally seek to promote development, this Plan is not proposing to promote a specific amount of new development , but to set planning policies by which proposals can be considered
Paragraph 2.28	9. Clapham Parish Council state that the village shop In Clapham is shared with Patching	Agreed that this paragraph should also refer to the village shop
Paragraph 3.13	9. Clapham Parish Council state that the reference to "settlement boundary" should be to "village envelope" Instead	DECISION P: Agree: Although these terms are pretty much interchangeable , the Examiner at the Clapham Neighbourhood Plan recommended the latter so , for consistency , suggest we follow suit
Paragraph 4.11	9. Clapham Parish Council state that ADC have indicated that they are no longer able to maintain play equipment and that it will need to be locally funded	Noted
Section 5	17. Paul Isaacs recognises the need to monitor the Plan to see how it is progressing, but is concerned about the burden this will place on the parish council	It is recommended that discussions with SDNPA explore whether they can provide annual data from their planning applications database to reduce the burden on the parish

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		council.
Paragraph 5.1 (a)	1: The reference to the saved policies of the Arun Local Plan (2007) should be (2003)	Agreed: correct date in the policy
Paragraph 5.2	1: Reference to the Annual Monitoring report should be <u>Authority</u> Monitoring report	Agreed: correct this error
Appendix A Maps	1: SDNPA consider it would be helpful to include a key on each of the maps to make it clear what the different colour lines signify	Agreed: add keys to maps to clarify their content
Appendix A Map 4(a)	1: SDNPA state key should include reference to grade I, grade II and grade III listed buildings	Agreed: add "grade" to key
Appendix A Map4 (c)	1: SDNPA state key needs to be larger to make it more legible	Noted, will examine scope for increasing size of key box
Appendix A Maps 6 (a) and (b)	1: SDNPA state that the SPA and SSSIs shown on these maps are outside the Neighbourhood Plan area, so relationship with policy PLACES 5 needs to be clarified	Agreed: this will be clarified in the text of the draft plan.
No comments on the draft plan	2: Natural England have no specific comments, but supplied general guidance to parish councils preparing neighbourhood plans	Noted
	3. WSCC have no specific comments on the draft Plan, but set out WSCC's general expectations on neighbourhood plans in the county	Noted
	4. Highways England have no specific comments, subject to the caveat that Highways England still need to discuss with Arun DC the cumulative impact of development proposed in neighbourhood plans on the primary road network	Noted
	7.Storrington with Sullington Parish Council have no comments, but one councillor thought that "provision for 8 new dwellings over 15 years was unrealistic"	Noted. However, the Neighbourhood Plan is not proposing a specific number of new dwellings over the plan period to 2032
	8. Coast to Capital Local Enterprise Partnership have no comments	Noted
	9. National Grid and Gas have no comments	Noted
	10. Southern Water have no comments since the draft Plan does not include any development allocations	Noted

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Appendix A

May 5, 2017

**DESIGNATION OF THE PATCHING NEIGHBOURHOOD DEVELOPMENT PLAN
AREA BY SOUTH DOWNS NATIONAL PARK AUTHORITY
14 MARCH 2013**

Copy of letter held by South Downs National Park Authority

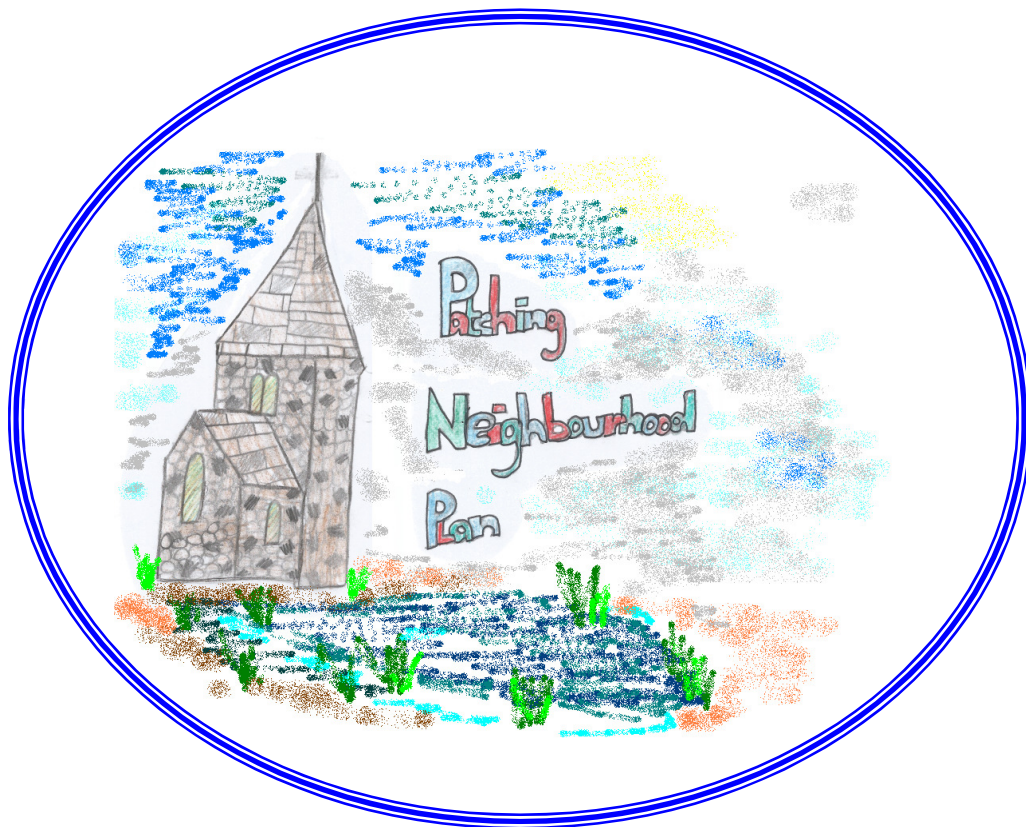
May 5, 2017

Appendix B

Patching Neighbourhood Plan

Open Evening

We want the views of local people on the issues that should shape our future



Thursday 3rd April

6pm – 10pm

Clapham & Patching

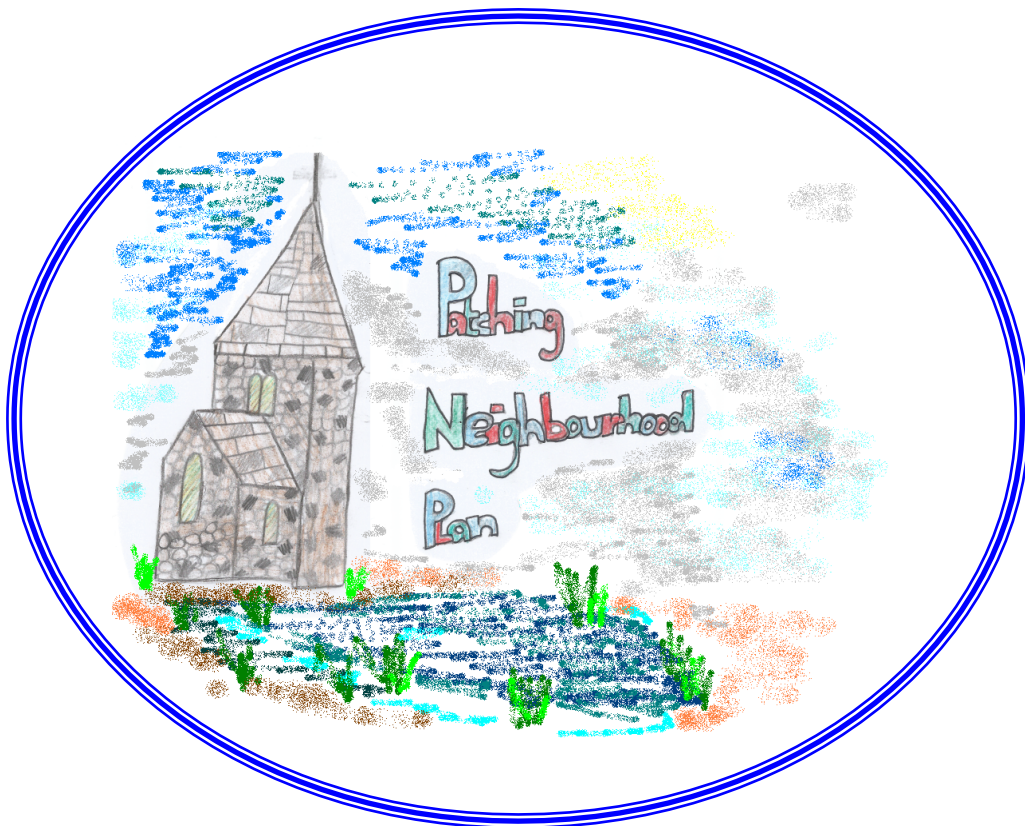
Village Hall

May 5, 2017

Appendix C

Patching Neighbourhood Plan Survey

**We want the views of local people on the
issues that should shape our future**



**The deadline for
completing and returning
this survey is Wednesday
April 30th**



Patching Neighbourhood Plan Survey

The attached survey is important; please complete it and return by Wednesday 30th April to:

Please return the completed survey to:

**Patching Parish Council
c/o Marc Pinnell, The Old Granary, 1 Church Farm Close,
Patching (mv.pinnell@yahoo.co.uk)**

Patching Parish Council and parish volunteers are working together to produce a Neighbourhood Plan. The Neighbourhood Plan will influence the future of our Parish over the next 15 years. The results of this survey will inform the production of the Neighbourhood Plan.

A Neighbourhood Plan is a new way of helping local communities to influence the planning of the area in which they live and work.

We are trying to find out your views on the issues that the Neighbourhood Plan should address.

To help us collate your views we have identified three topic areas

- Topic area 1 – People: Our community***
- Topic area 2 – Places: Our buildings, landscape and environment***
- Topic area 3 – Prosperity: Our village its housing, transport and business***

(Every Parish resident is entitled to complete this survey)



Patching Neighbourhood Plan Survey

Household

Postcode:	Name (optional):
------------------	-------------------------

1. How long has your household lived in the Parish? (Please tick one box only)

0-5 years		6-10 years		11-20 years		20+ years	
------------------	--	-------------------	--	--------------------	--	------------------	--

2. How many people of each age group live in your home, including yourself?

	0-5	6-10	11-18	19-30	31-50	51-65	65+
Male							
Female							

People: Our community

3. Clapham and Patching Village Hall is an important community asset. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

4. The continued viability of Clapham and Patching Village School is of value to the community. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

5. The Public Houses within the Parish serve an important community function. Do you:

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

6. Would you support and patronise a community run farm / community orchard producing local produce for the Parish?

Yes	No

7. Are there any leisure type facilities or other amenities not currently provided locally that you would like to see in the Parish?

Yes	No
If Yes please give details:	

8. Sites additional to those already designated as accomodation or stopping places for gypsies, travellers and travelling showpeople should be identified within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

9. New housing development should seek opportunities to encourage families with young children to move into or remain within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

10. New housing development should seek opportunities to provide accomodation for the older people in the Parish, particularly those needing some form of care or support by resident family members. Do you:

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

11. Would you support a Community Land Trust?

Yes	No
Community Land Trusts control and own community assets that can only be sold or developed in a manner that benefits the community. They are not for profit bodies and the local community must be allowed the opportunity to become members of the CLT.	

Places: Our buildings, landscape and environment

Landscape and environment

12. The number of footpaths and bridleways within the Parish should be increased. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

13. Maintenance of existing footpaths and bridleways within the Parish is adequate. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

14. The Neighbourhood Plan should seek to retain existing trees, hedgerows and architectural plants where deemed to contribute to the character of the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

15. Dark night skies are a defining characteristic of the Parish and should be protected from light pollution. Do you:

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

16. Proliferation of equine related development within the Parish would be of concern. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

17. Equine related development should be required to demonstrate that associated impacts conserve and enhance the natural beauty, wildlife and landscape character of the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

18. Development which supports an increase in the level of visitor accommodation with South Downs National Park, including static caravan parks and camp sites, is appropriate within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

19. Renewable energy developments, including wind turbines, solar farms, thermal heat pumps, are appropriate within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

Buildings

20. The Conservation Area within the Parish should be extended

Within Patching village	
Yes	No
To include parts of Michelgrove	
Yes	No
To include parts of Myrtle Grove	
Yes	No



Patching Neighbourhood Plan Survey

21. The original use of an historic asset or building is usually the best one for the preservation of that historic asset. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

22. In addition to existing designated historic assets the Neighbourhood Plan should prepare a list of historic assets of merit and buildings of character with a view to providing a special policy for their preservation. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

23. New development should use materials which match locally distinctive appearances informed by a Parish Design Statement. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

Prosperity: Our businesses, transport and development

Development

24. The Neighbourhood Plan should influence the location and look of future development within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

25. What level of housing development would you support spread over the next 15 years

Up to 3 new homes	
4-8 new homes	
8-15 new homes	
More than 15 new homes	



Patching Neighbourhood Plan Survey

26. What number of housing units on individual development sites would you support?

Single units only	
1-3 units	
4 -10 units	
Unlimited	

27. No development should be permitted on Greenfield sites. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

28. Housing development should not impact adversely on existing employment within the Parish. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

29. Housing development that has the potential to increase on street parking should not be permitted. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

30. Housing development that in fills plots between existing housing should be limited. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

31. Housing development that adds new units to existing developed plots should be limited. Do you:

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

- 32. The Neighbourhood Plan / South Downs National Park Authority should determine the settlement boundary of the Parish (delete one)**

Neighbourhood Plan	South Downs National Park Authority
--------------------	-------------------------------------

- 33. Development on brownfield land and other sites within the built-up area / settlement boundary should normally be allowed. Do you:**

Strongly agree	Agree	Disagree	Strongly disagree

- 34. Housing development should be for affordable and local housing needs only. Do you:**

Strongly agree	Agree	Disagree	Strongly disagree

Business

- 35. Existing business sites that support local employment should be protected from future housing development. Do you:**

Strongly agree	Agree	Disagree	Strongly disagree

- 36. Existing business sites that serve a community function should be protected from future housing development. Do you:**

Strongly agree	Agree	Disagree	Strongly disagree

- 37. The Neighbourhood Plan should identify existing commercial sites within the Parish that are suitable for further business development. Do you:**

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

Transport

38. On street parking within the Parish is of concern (Patching village, Michelgrove, Myrtle Grove). Do you:

Patching village			
Strongly agree	Agree	Disagree	Strongly disagree

Michelgrove			
Strongly agree	Agree	Disagree	Strongly disagree

Myrtle Grove			
Strongly agree	Agree	Disagree	Strongly disagree

39. The character of vehicular thoroughfares throughout the Parish enhances local distinctiveness. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

40. Development which impacts or has the potential to impact the character of vehicular thoroughfares throughout the Parish should be limited. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

41. Signs, road markings, barriers and street lighting should be prohibited to preserve the character of vehicular thoroughfares throughout the Parish unless strictly required by law. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

42. Parking for visitors accessing the National Park should be formalised and actively managed. Do you:

Strongly agree	Agree	Disagree	Strongly disagree



Patching Neighbourhood Plan Survey

43. Parking for visitors accessing the National Park should be situated such that traffic through the village does not increase. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

44. Traffic speed on the A280 between Patching and Clapham villages is of concern. Do you:

Strongly agree	Agree	Disagree	Strongly disagree

Other issues

Can you think of any other issues that the Neighbourhood Plan should seek to address?

Topic area	Other issues
45. People – Our community	
46. Places – Our buildings, landscape and environment	
47. Prosperity – Our businesses, transport and development	

Thank you for your time.

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Appendix D

Patching Neighbourhood Plan



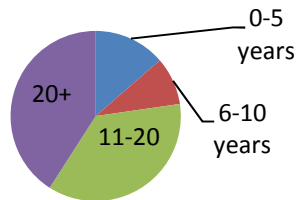
**Your views on the issues that should shape
our future**

Outcomes from the open evening of 3 April

Patching Parish Council - Issues Questionnaire

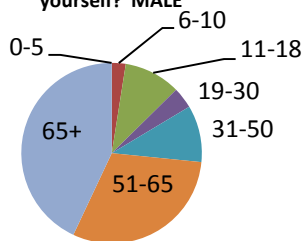
Your feedback

1. How long has your household lived in the Parish? (Please tick one box only)

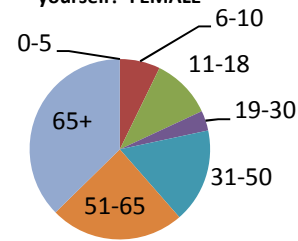


Household

2. How many people of each age group live in your home, including yourself? MALE



2. How many people of each age group live in your home, including yourself? FEMALE

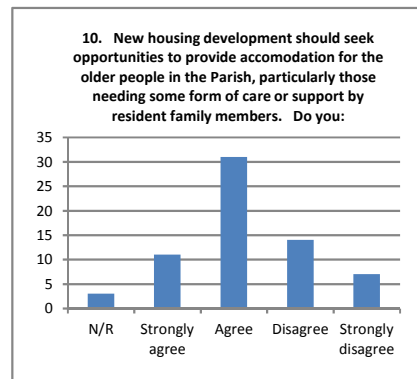
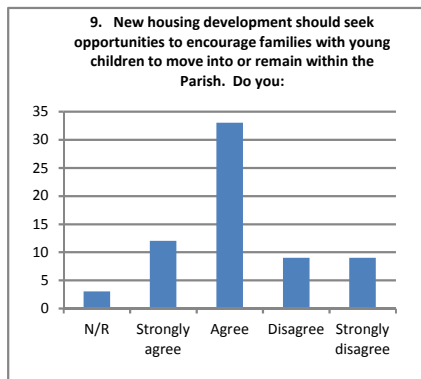
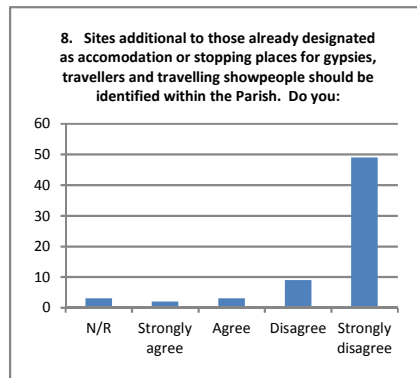
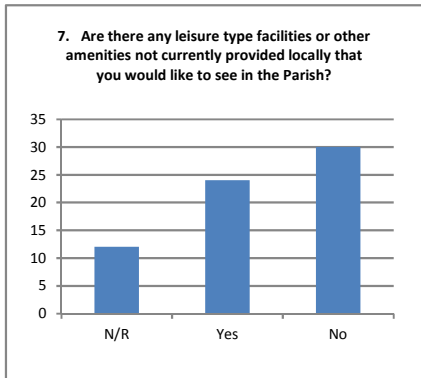
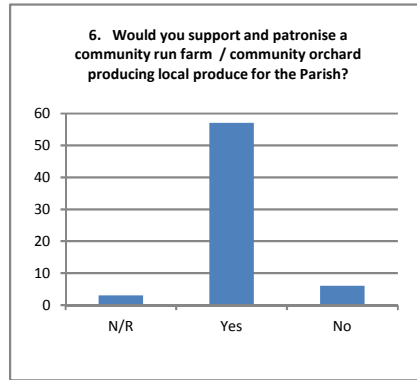
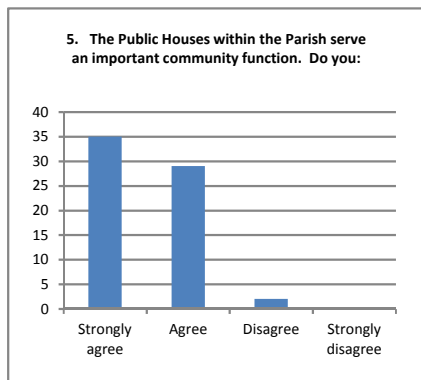
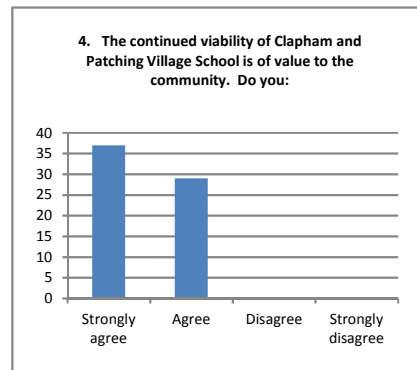
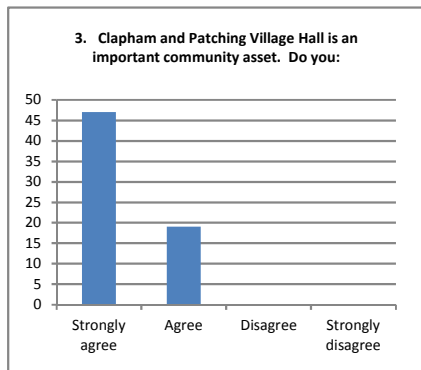


Around 30 individuals attended the open evening of 3rd April. 66 responses and completed questionnaires were returned.

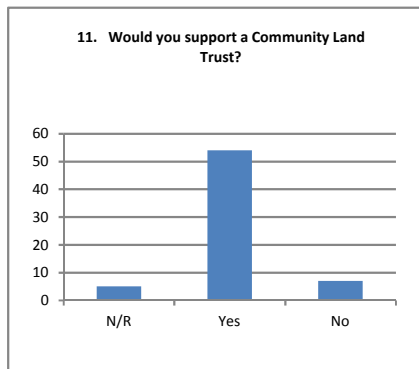
Of the respondents over 3/4 (77%) have lived in the village for more than 11 years and 40% for more than 20 years.

Within the households that responded 49% are male and 51% female. 40% are over 65 years of age. Only 15% are below age 19 and 5% under 11. Working age (18-65 years) are

People: Our community



People: Our community



Respondents to questions 3 to 5, overwhelmingly concur that C&P Village Hall; C&P Village School; and public houses within the Parish are important village assets, serving important community functions.

Across questions 3 to 5 only 2 respondents disagreed and none strongly disagreed.

90% of respondents would support and patronise a community run farm or orchard.

Just over half of respondents consider there to be no amenities or facilities they would like to see in the Parish.

Those who did identified, sports facilities (e.g. cricket) at the village hall; improved bus services; bins for dog waste; and a local shop.

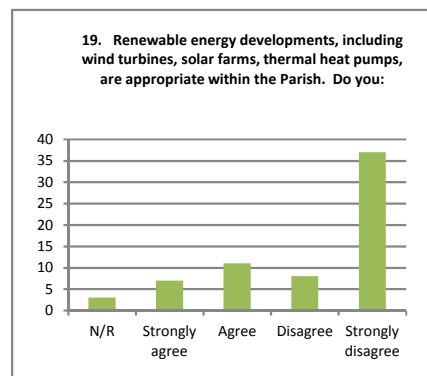
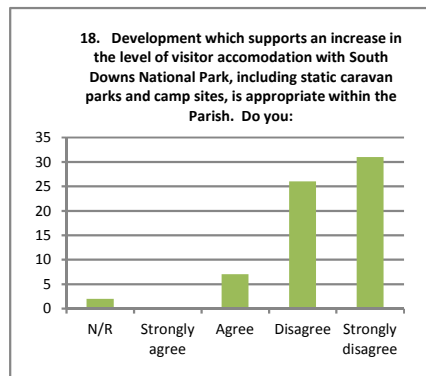
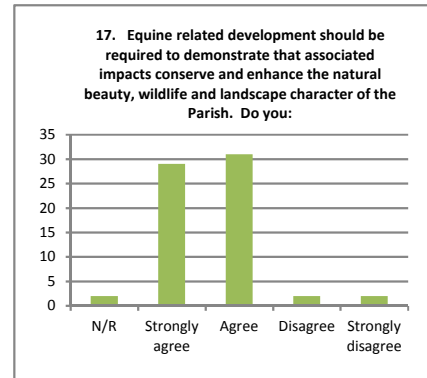
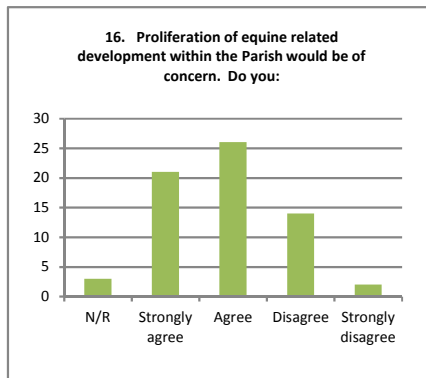
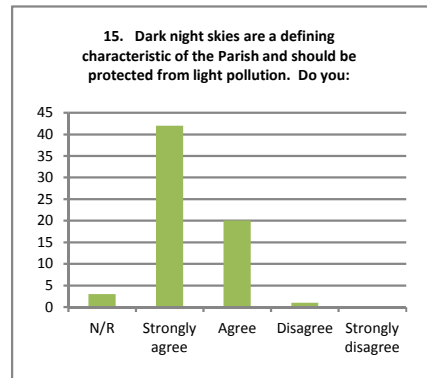
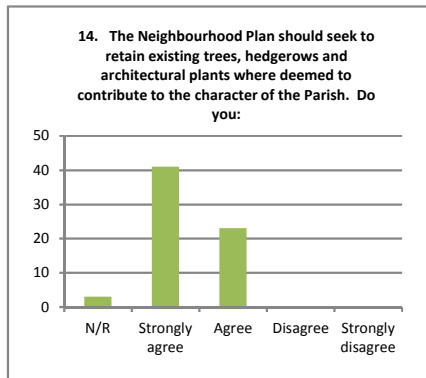
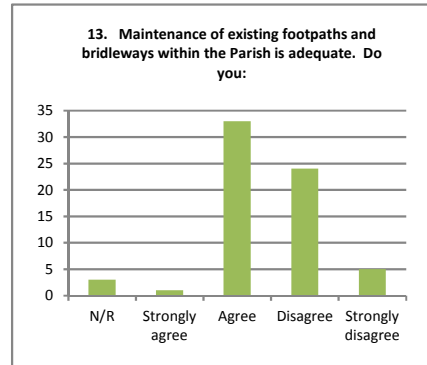
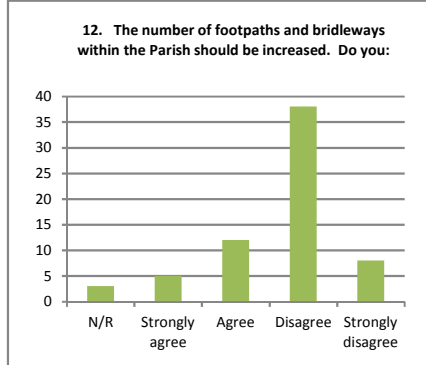
Only 8% of respondents agreed that sites additional to those already designated as accomodation for gypsies or travellers should be identified within the Parish.

Whilst over 70% consider that new housing development should seek opportunities to encourage young families to remain or move into the Parish and two thirds (66%) feel that housing should seek opportunities to home older people - particularly where there is need of care or support by resident family members.

Just under 90% of parishioners who responded would support a Community Land Trust.

Places: Our buildings, landscape and environment

Landscape and environment



Around 25% of respondents felt that the number of existing footpaths and bridleways should be increased but only about half of respondents consider the maintenance of existing footpaths is adequate.

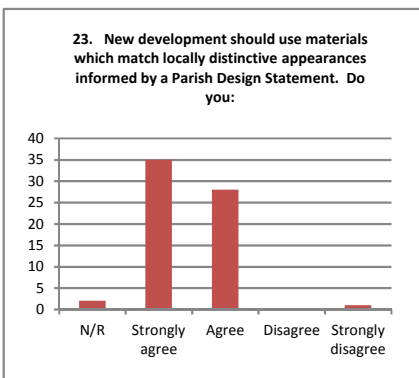
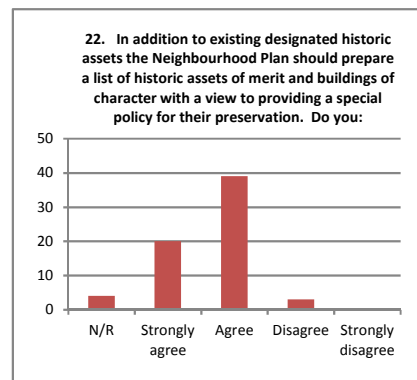
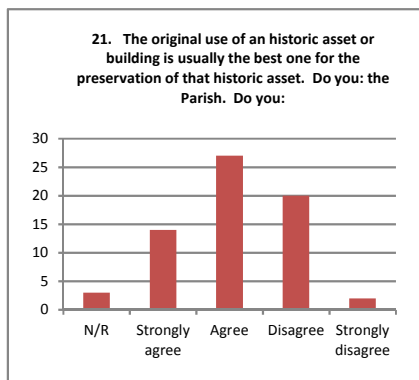
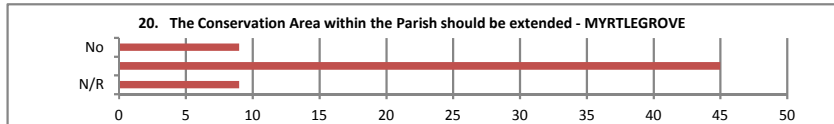
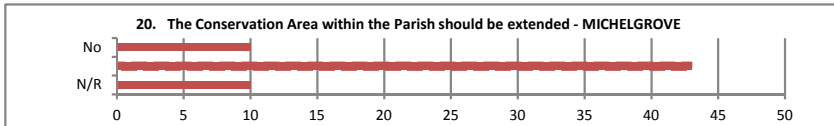
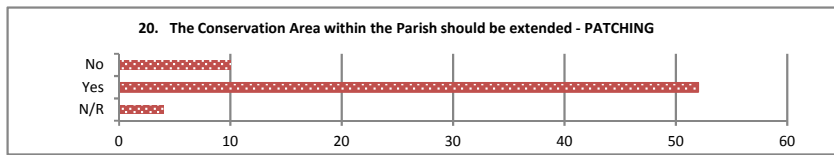
All respondents to the questionnaire agreed or strongly agreed that trees and hedges and plants contributing to the character of the Parish should be retained and that dark skies should be protected from light pollution.

In relation to equine development three quarters of respondents would be concerned by the proliferation of such development; and over 90% consider that equine development should be required to enhance our environment.

Of 64 respondents only 7(10%) consider development which supports an increase in visitor accommodation within the National Park to be appropriate - no respondents strongly agreed; whilst 28% consider renewable energy developments to be appropriate.

Places: Our buildings, landscape and environment

Buildings



More than 80% of respondents believe the conservation area should be extended across Patching, Michelgrove and Myrtle Grove.

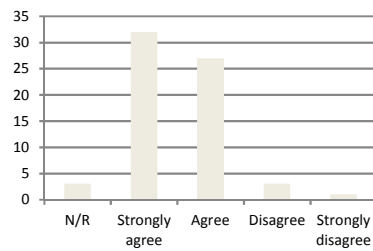
65% of respondents agree or strongly agree that the original use of an historic building is the best for its preservation and close to all consider that a list of new assets of merit should be developed with a view for a policy for their preservation.

Only 1 respondent of 64 believe that new development should not use materials that match locally distinctive appearances and an overwhelming majority of parishioners think the Neighbourhood Plan should influence the location and look of future development.

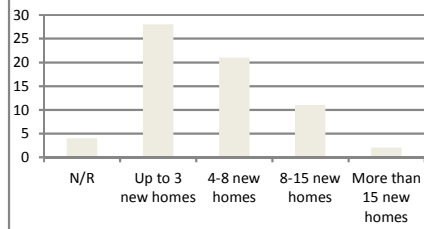
Prosperity: Our businesses, transport, development

Development

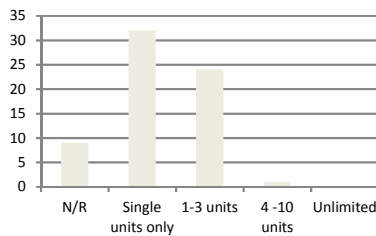
24. The Neighbourhood Plan should influence the location and look of future development within the Parish. Do you:



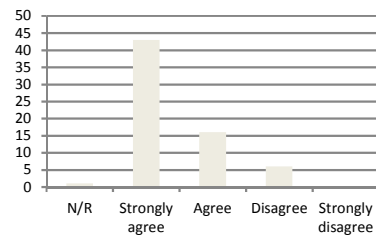
25. What level of housing development would you support spread over the next 15 years



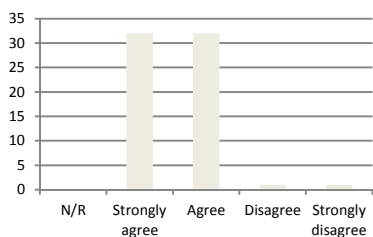
26. What number of housing units on individual development sites would you support?



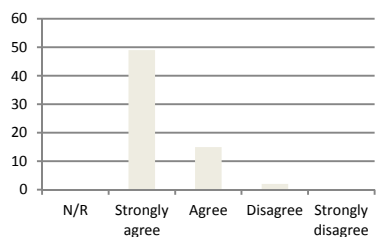
27. No development should be permitted on Greenfield sites. Do you:



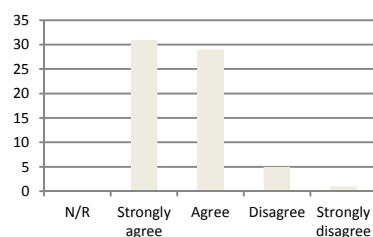
28. Housing development should not impact adversely on existing employment within the Parish. Do you:



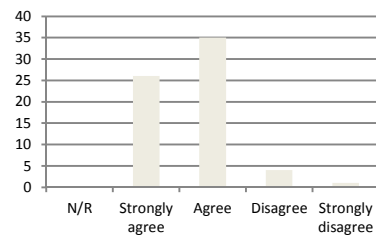
29. Housing development that has the potential to increase on street parking should not be permitted. Do you:



30. Housing development that in fills plots between existing housing should be limited. Do you:



31. Housing development that adds new units to existing developed plots should be limited. Do you:



Nearly 50% of respondents would support upto 3 new homes within the Plan area over the next 15 years; a third would support 4 to 8 new homes; and only 3% over 15 homes. There is overwhelming support for development to be "small scale" with either single or 1 to 3 units on an individual site.

90% of respondents believe no development should be permitted on greenfield sites and over 95% that new development should not impact existing employment adversely. The same percentage consider that development that potentially increases on street parking should not be permitted.

More than 90% consider housing which in fills plots and also adds new units to existing developed plots should be limited.

Of those that responded 87% consider that the Neighbourhood Plan and not the South Downs National Park Authority should determine the settlement boundary.

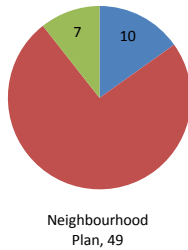
28 of 61 respondents (45%) agree that development on brownfield land within the built up area should normally be allowed; whilst 58% believe housing should be for affordable and local needs only.

Around 95% consider existing businesses which support local employment or serve a community function should be protected from further development.

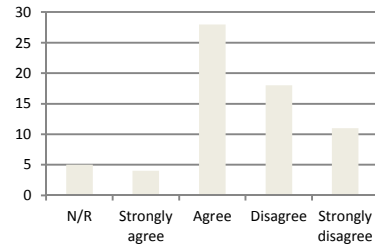
44 of 64 respondents consider the Neighbourhood Plan should identify existing commercial sites within the Parish suitable for further business development.

Prosperity: Our businesses, transport, development

32. The Neighbourhood Plan / South Downs National Park Authority should determine the settlement boundary of the Parish (delete one)

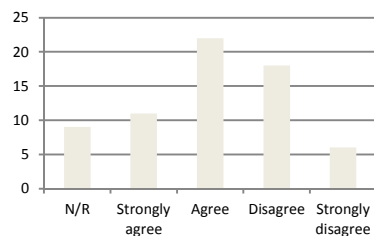


33. Development on brownfield land and other sites within the built-up area / settlement boundary should normally be allowed. Do you:

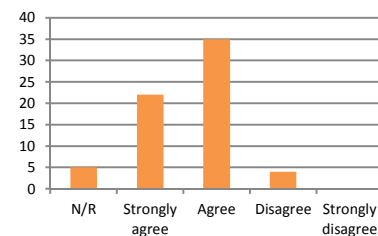


Business

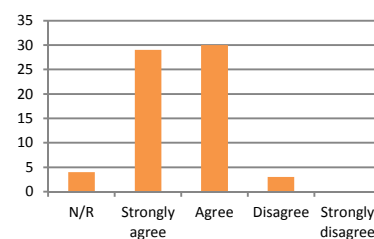
34. Housing development should be for affordable and local housing needs only. Do you:



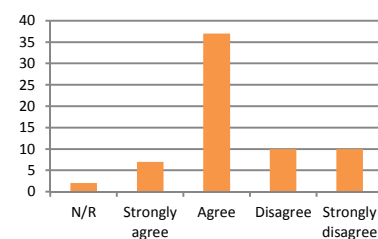
35. Existing business sites that support local employment should be protected from future housing development. Do you:



36. Existing business sites that serve a community function should be protected from future housing development. Do you:

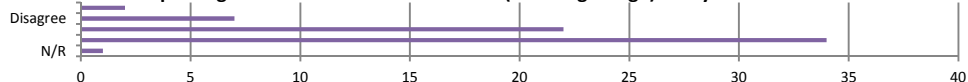


37. The Neighbourhood Plan should identify existing commercial sites within the Parish that are suitable for further business development. Do you:

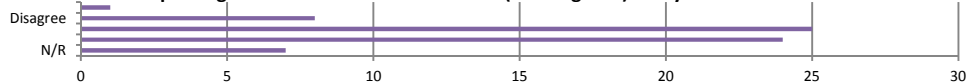


Transport

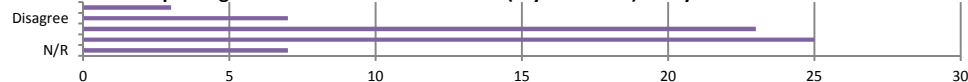
38. On street parking within the Parish is of concern (Patching village). Do you:



38. On street parking within the Parish is of concern (Michelgrove). Do you:

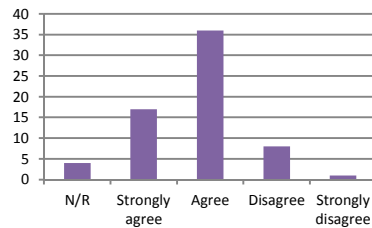


38. On street parking within the Parish is of concern (Myrtle Grove). Do you:

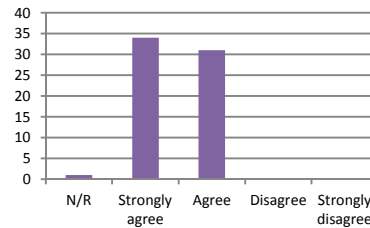


Prosperity: Our businesses, transport, development

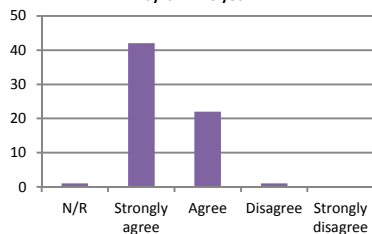
39. The character of vehicular thoroughfares throughout the Parish enhances local distinctiveness. Do you::



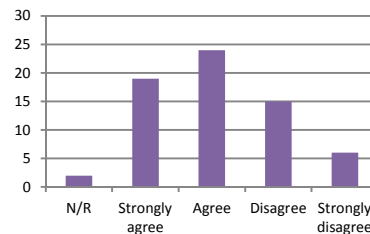
40. Development which impacts or has the potential to impact the character of vehicular thoroughfares throughout the Parish should be limited. Do you:



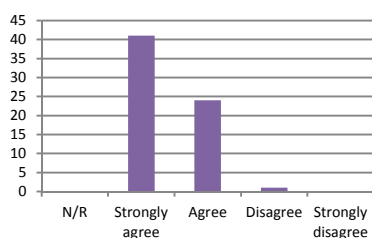
41. Signs, road markings, barriers and street lighting should be prohibited to preserve the character of vehicular thoroughfares throughout the Parish unless strictly required by law. Do you:



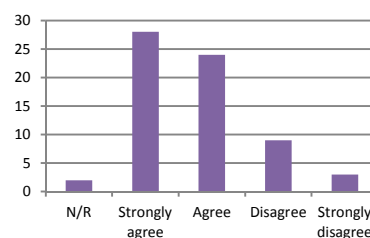
42. Parking for visitors accessing the National Park should be formalised and actively managed. Do you:



43. be situated such that traffic through the village does not increase. Do you:



44. Traffic speed on the A280 between Patching and Clapham villages is of concern. Do you:



Over 80% of respondents consider on street parking to be a concern whether in Patching, Michelgrove or Myrtle Grove.

85% consider that the character of thoroughfares enhances local distinctiveness and ALL respondents believe development which has the potential to impact these thoroughfares should be limited. All but 1 respondent agree that signs and road markings should be prohibited to preserve the character of thoroughfares.

A third of respondents consider parking for visitors accessing the National Park should not be formalised or managed; and only 1 disagreed that parking should be situated such that it does not increase traffic through the village.

80% think traffic speed on the A280 is a concern.

Other issues

Can you think of any other issues that the Neighbourhood Plan should seek to address?

45. People – Our community

Community watch of old people.

We live in a national park and should extend a welcome to visitors and give clear directions for parking etc.

The village has a high level of social capital, we all know each other and help each other out. .

Being a small village without public transport it is unsuitable for some many elderly people.

Just preserve our lovely peaceful community.

Young peoples' voices and enthusiasm should be harnessed to ensure continuation of a vibrant village.

A community shop.

I feel more locals should support their local pubs i.e. The Worlds End and The Fox; and stop illegal raves in the underpass.

Qn 6 - it would be more beneficial to support the proposed changes to The Junction to a community store

It is essential that the development at The Junction should be a priority for both Clapham and Patching

We presume you have never been to Michelgrove or Myrtlegrove because if you had you would find that on road parking is non-existent.

Supporting The Junction @ Clapham

Other issues

Can you think of any other issues that the Neighbourhood Plan should seek to address?

46. Places – Our buildings, landscape and environment

Bird and animal life on the Downs is very important for biodiversity and is partly why visitors come here, any development should only be permitted where biodiversity is not threatened.

Unfinished developments should be time limited and enforcement made to complete them.

Unfinished developments should be time limited and enforcement made to complete them.

No more buildings

The plan should give standards for field access and gates; the use of barbed wire should be discouraged.

The rural nature of the village and its surrounds should be protected it would be useful for there to be parking for residents, who live near the church, to facilitate access for services and special events.

We would like the rural nature of the parish protected.

We would like the rural nature of the parish protected.

Very limited development only our village and services cannot take expansion.

Please keep Patching beautiful protect the village from over development and infill buildings please.

Footpaths across agricultural land should be protected from constant reploughing, NHP should be very clear and explicit, on what types and levels of development we wish to see or not see.

No solar parks or wind turbines please.

This neighbourhood plan should distinguish between farmland and residential land. No need to build on land of agricultural status.

Concern of overdevelopment of land around the church.

Retain as it is.

Visible solar panels seem at odds with being a conservation areas.

Biodiversity mapping is needed particularly of areas such as Patching soon to assess impact of usage, the Sussex Wildlife Trust would advise. Noise pollution is a continuing issue.

Speed limit within the village.

This beautiful village and area must be protected by us and SDNP it is such a special place.

Conservation area should be extend to encompass south Patching i.e. France Lane, Worlds End Patching Pond.

All new buildings should have rainwater capture and solar, air source or ground source power;

Patching village sewerage is at or near capacity new builds should have on site facilities.

Please bear in mind that France Lane, Arundel Road and Selden Road are all part of Patching.

Equine development to the west of Myrtlegrove FM is of concern from an environmental view point.

Better management of footpaths to the school and along Arundel Road, trees and brambles etc. narrow them to 1.5ft in places.

Other issues

Can you think of any other issues that the Neighbourhood Plan should seek to address?

47. Prosperity – Our businesses, transport and development

We are very prosperous already. Businesses should be in keeping - homeworking and agriculture.

Any businesses should be encouraged if they do not add to the traffic.

Better broadband.

Better broadband.

More buses.

Rural businessmen are an asset e.g. farming stabling rural pursuits could be encourage waling cycling etc.

School bus to angering has dangerous pick up points on the A280.

School bus to angering has dangerous pick up points on the A280.

Suggest we support existing equestrian businesses as they are best at meeting demand and potentially protect the Downs from development from outside the existing built environment, this would protect people and places.

No business or commercial development at all.

Important that bus services maintained.

Speed limit France Lane and The Street because of children dog walkers and others. Used as a rat run sooner or later there is going to be an awful accident.

Qn 43 - providing it does not cause problems to other areas of the village.

Access to our residential property is often restricted due to indiscriminate parking relating to businesses at Myrtlegrove

We also oppose any further housing development in the village.

Other issues

Other

Qn 18 - not static caravans but tourist camping.

Qn 18 - agree or disagree depends where any site located; Qn 19 all the above should be disregarded in favour of sea power;

Qn 27 depends on location not on existing farmland; Qn 37 depends on the business; Qn 42 if

limited i.e. top of The Street no large parking areas.

Qn 25 - zero; Qn 26 - none

Qn 25 - zero; Qn 26 - none

Qn 9 - no more development; Qn 10 - no more development; Qn 12 - disagree sufficient; Qn 21 - diversification; Qn 25 - no;

Qn 26 - none

Qn 25 - no more

Qn 25 - no more

Qn 25 - zero; Qn 26 - none; Qn - 34 no return do not support development; Qn 35 no return depends

Qn 25 - zero; Qn 26 - none; Qn - 34 no return do not support development;

Qn 26 - depends upon the size of the site

Qn 20 - Michelgrove and Myrtle Grove 2 additional areas needed. What about France Lane? Qn 26 - depends on size of site

Qn 19 - thermal heat pumps only if no visible impact; Qn 25 - about 2 per year; Qn 26 - depends on site,

size, location, impact, Qn 27 - not farmland but residential land

Qn 6 - not sure it would depend on how it is to be run; Qn 12 - we have plenty; Qn 18 - depends on the size and visual

impact but could support the rural economy; Qn 19 - depends on visual impact; Qn 30 - but depends on size of

plots; Qn 34 - we need to be flexible; Qn 35 - if the business are viable

Qn 10 - at present older people have to leave the village to downsize; Qn 23 - on some not every house; Qn 27 - do

we have any brownfield sites

Qn 13 - the horses are ruining them and opening up new ones; Qn 14 - and improve; Qn 19 - dependent upon siting etc. needs to be evaluated on an individual basis; Qn 21 - dependent on individual needs e.g. Community use of church in addition to normal usage;

Qn 23 - which hasn't happened in the farm yard. The use of materials is unsympathetic; Qn 25 - depending on purpose

see questions 9 and 10; Qn 31- this needs to be reviewed on an individual basis

need for care of the elderly, young people with family to remain in the village should be considered;

Qn 33 - unsure need to be decided on an individual basis; Qn 37 - if of a rural nature; Qn 44 - is there a way to avoid

noise pollution from current road surfaces;

QN 7 - small shop; Qn19 - small scale yes, large scale no; Qn 26 - depends on the size of the site

QN 19 - solar farms strongly disagree, heat pumps strongly agree industrial or large scale no; QN 26 - depends on site size

QN 30 & 31 - subject to size or space of site or needs of existing house owner 1 unit per site only

QN33 - depends on what it is

QN41 - but needs speed limit

QN6 - depending on prices; QN26 - none

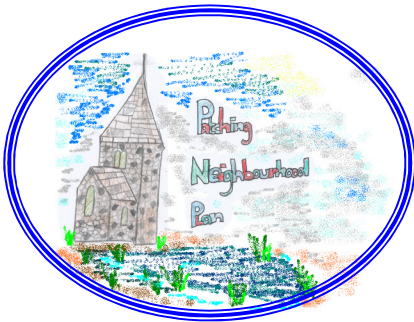
May 5, 2017

Appendix E

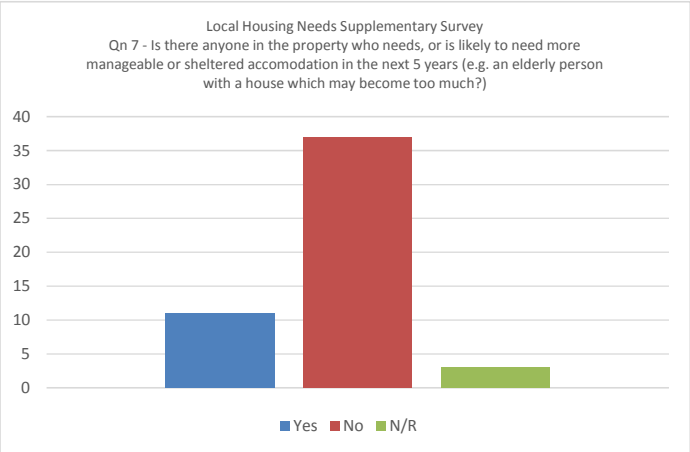
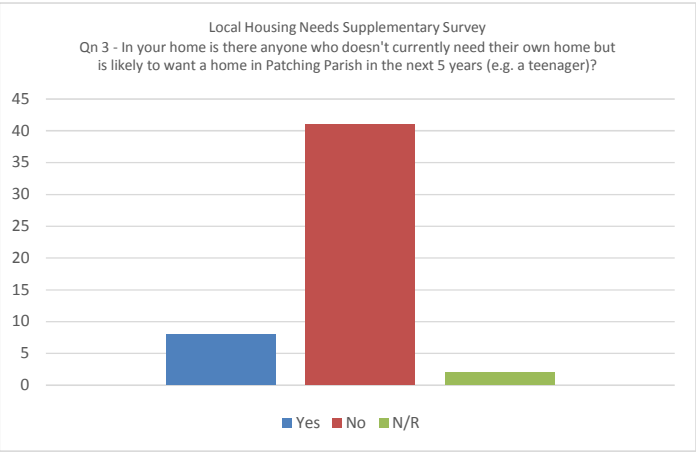
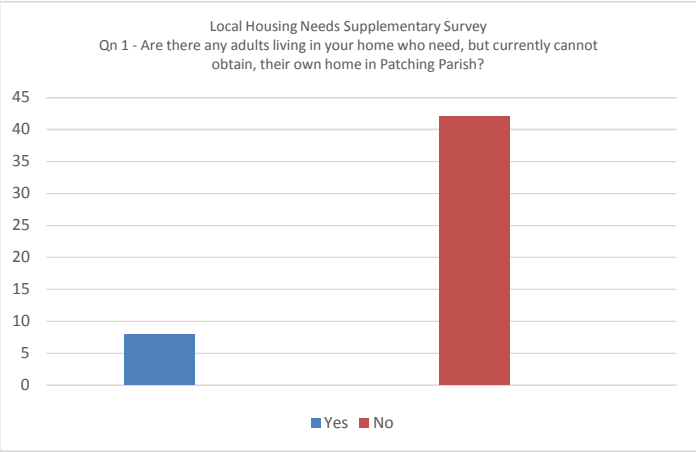
Housing Needs Survey - March / April 2013

The questions we asked:

- 1 Are there any adults living in your home who need, but currently cannot obtain, their own home in Patching Parish?
- 2 If yes how many are there in this situation?
- 3 In your home is there anyone who doesn't currently need their own home but is likely to want a home in Patching Parish in the next 5 years (e.g. a teenager)
- 4 If yes how many are there in this situation?
- 5 What type of property would they require?
- 6 How many bedrooms would they ideally need?
- 7 Is there anyone in the property who needs, or is likely to need more manageable or sheltered accomodation in the next 5 years (e.g. an elderly person with a house which may become too much)?
- 8 If yes how many are there in this situation?
- 9 What type of property best suits your needs?



The outcomes:



The summary:

- There were 51 responses. Of the responses:
- 42 (82%) responded that there are no adults living in their home who need, but currently cannot obtain, their own home in Patching Parish
 - 41 (80%) responded that there is no one in their home who currently does not need their own home but is likely to want a home in Patching Parish in the next 5 year
 - 37 (73%) responded that there is no one in the property who needs, or is likely to need manageable or sheltered accomodation in the next 5 year

The outcomes from the Housing Needs Survey will continue to inform the preparation of the Neighbourhood Plan

Patching Neighbourhood Plan

Supplementary survey

Local Housing Needs



Working group members :

R Metcalfe (parish council), J Fox (parish council) M Pinnell, (parish council), R Mason (village society), R Prior (community), P Isaacs (community), R T Besford (community)

This survey gives the residents of Patching Parish an opportunity to influence planning decisions, taking into account local housing needs (Localism Act, 2011). While the Parish Council promotes this Neighbourhood Plan, the community creates it.

The survey attached will help to assess the need in our Parish for local housing for local people to meet the needs of the young and old.

From your feedback already obtained the majority of respondents agreed that housing development should be limited to affordable and local needs only. Also, the majority considered there should be new housing to encourage families with young children to remain in the Parish and also to provide accommodation for older people in the Parish as their needs change. Our Neighbourhood Plan would benefit from a survey of local housing needs to quantify these requirements.

Please encourage everyone in your household to complete this survey to help determine present and future housing needs in the Parish. Have your say and be counted. Photocopy additional sheets if needed.

Please complete the survey, one for each member of your household if required. Your completed surveys will be collected by a member of the Neighbourhood Plan working group within 2 weeks of receipt. Alternatively, return them in the envelope provided to Patching Neighbourhood Plan, The Old Granary, 1 Church Close, Patching.

The data will be added to the developing Neighbourhood Plan.

Post Code

Name (optional)

Local Housing Needs

(1) Are there any adults living in your home who need, but currently cannot obtain, their own home in Patching Parish?

Yes		No	
-----	--	----	--

(2) If yes, how many are there in this situation?

--

(3) In your home is there anyone who doesn't currently need their own home but is likely to want a home in Patching Parish in the next 5 years (e.g. a teenager)?

yes		no	
-----	--	----	--

(4) If yes, how many are in this situation?

--

(5) What type of property would they require?

One to buy and own		To Rent	
--------------------	--	---------	--

Other, please specify:

(6) How many bedrooms would they ideally need?

1		2		3	
---	--	---	--	---	--

(7) Is there anyone in the property who needs, or is likely to need, more manageable or sheltered accommodation in the next 5 years (e.g. an elderly person with a house which may become too much)?

Yes		No	
-----	--	----	--

(8) If yes, how many are in this situation?

--

(9) What type of property best suits your needs?

2 storey house		Bungalow		Flat		Assisted living		Sheltered housing	
----------------	--	----------	--	------	--	-----------------	--	-------------------	--

END

Thank you for taking the time to complete this local housing needs survey. The data will be included in the developing Neighbourhood Plan.

Data Protection Act 1998 - - the personal information provided in this form will be used by the NP working group for the purpose of the Neighbourhood Plan process and only as the law permits.

May 5, 2017

Appendix F

Buildings and Heritage Objectives

- Prepare a list of historic assets of merit and buildings of character, with the aim of providing a special policy for their preservation.
- Conserve Historic/Listed Buildings and buildings of special character which contribute to the heritage value and setting of the parish.
- Ensure new developments are of a design and construction, with appropriate materials, that are sympathetic to their surroundings and locally distinctive appearances, informed by a Parish Design Statement.

Emerging Policies

Policy BH1 – Historic assets and buildings of merit

Historic assets and buildings of merit are shown on the accompanying map (*under preparation*). Development proposals which adversely impact or have the potential to adversely impact the continued preservation, conservation and use of these assets will be resisted.

Policy BH2 – Significant and distinctive nature of the Parish and Landscape

Development proposals must support the conservation and enhancement of the special qualities of the Plan Area.

Development proposals must support the conservation and enhancement of the historic landscape, including historic route-ways, the distinctive pattern of field boundaries and walled enclosures. Development proposals must be evidenced to protect the skyline and views into and out of the Plan Area. Open views must be maintained from existing routes.

Policy BH3 – Design

We will support design that reinforces the importance of the local character and distinctiveness of our settlements and of the landscape. Design should inspire people. Design should create places that are sustainable, durable safe and secure, functional, aesthetic, flexible and suitable for their location and use.

Development proposals must be accompanied by a Design Statement. The Design Statement should be informed by the Parish Design Statement, which will document acceptable approaches

to the conservation and enhancement of the special character of the Plan Area. The Parish Design Statement will consider:

- Historic character
- Connection with the countryside
- Visual impact
- Development quality
- Car parking, outdoor space

Other design elements that are to be detailed within the Parish Design Statement and anticipated to be addressed at an early stage of the design process and integrated into the overall scheme include:

- Bin stores and recycling facilities.
- Cycle stores.
- Meter boxes, flues and ventilation ducts.
- Lighting, satellite dishes and telephone lines.
- Gutters and pipes.

Business Objectives

- To support and maintain current business activities, in existing locations within the Parish
- To retain existing employment opportunities within the Parish
- To prevent the introduction of new non-rural commercial activity in to the Parish
- To provide improved communication facilities within the Parish

The Neighbourhood Plan aims to maintain the rural nature of the Parish, whilst recognising the need for continued local employment opportunities and encouraging availability of the necessary communications infrastructure.

Current commercial activities will continue to have the support of the Neighbourhood Plan. However it is important that these activities remain appropriate in both scope and scale to the Parish and should not expand to the point where their operation is detrimental to the character of the Parish or to parishioner's and visitor's enjoyment of this serene and peaceful area.

Home working not requiring business premises and not resulting in significant additional vehicular traffic will not be discouraged. As examples, a designer working from home would be more acceptable than a home sales business resulting in multiple daily customer visits.

Emerging Policies

Policy BP1 – New commercial development

The Neighbourhood Plan will support proposals for the limited development of current commercial activities or new rural commercial activities. Acceptable proposals will:

- Maintain activities either within their present curtilage or within existing commercially developed areas identified within the Plan
- Ensure that any development of current commercial activity or new rural commercial activity does not change the Planning Use Class of existing commercial premises
- Not lead to an increase of HGV traffic on Parish roads and thoroughfares with the exception of the A280 and A27
- Not introduce new sources of noise or light pollution within the Parish.

As a general principle the change of use of existing commercial premises within the Parish to residential will be resisted.

Policy BP2 – Policy in favour of rural commercial activity

The creation of additional businesses within the present curtilage of business premises or within the current business/commercial developed areas is desirable, but should be limited to those of a rural nature and the micro level (employing fewer than 5 people).

In delivering Policy BP1 the Neighbourhood Plan will, in general, favour proposals which introduce commercial activities of a rural nature to the Parish. Proposals for non-rural commercial

development which are of particular merit and of general benefit to the Parish and its residents will however be considered.

Policy BP3 – Improved connectivity

The Neighbourhood Plan will support proposals to provide access to super-fast high bandwidth broadband, and for improved mobile telephone coverage to serve the Parish. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

It is a fact of rural life that communications infrastructure often does not meet the same standards as that found in more developed areas. Today's expectations are for people of all ages to be able to communicate efficiently and effectively whether by mobile phone or internet, whether schoolchildren doing their homework, home and commercial workers trying to run a business, or just maintaining social contact. Improving communication links will stimulate opportunity for both home working and existing small scale commercial activities

Transport Objectives

- To retain and maintain the rural nature of the roads and thoroughfares within the Parish
- To ensure there is no on-road parking arising directly or indirectly from new development
- To ensure there is no increase in vehicular traffic in the residential areas of the Parish arising from a growth in the number of visitors to the SDNPA
- To ensure roads and thoroughfares elsewhere in the Parish are safe for foot, cycle and equestrian use, and, specifically, to gain support for a reduction of the speed limit on the A280 in the area of the village school
- To support the maintenance and improvement of bus services to the Parish

Transport provision and management is of key importance to all rural communities, especially those which are popular with visitors from outside the area. However it is important to not spoil the rural environment with roads more suited to a metropolitan area. With limited facilities in the Parish, it is essential to provide transport links for those without their own transport to allow access to local services such as schools, shops and health care. Many residents work away from the Parish and commute, increasing car ownership and usage. Farming and the local commercial activities introduce larger vehicles to the mix. A significant proportion of traffic in the Parish is not motorised – the safety of walkers, cyclists and horse riders is paramount.

The Neighbourhood Plan aims to satisfy these often conflicting demands through considered transport policies.

Emerging Policies

Policy TP1 – Maintaining the rural nature of roads and thoroughfares

The Neighbourhood Plan will maintain the rural nature of roads and thorough within the Parish, by:

- Limiting street furniture to the minimum required by law
- Avoiding the introduction of further street lighting in order to minimise light pollution
- Discouraging commercial activities which may lead to an increase of traffic on Parish roads and thoroughfares (see also BP1)
- Preventing new development which requires changes in the width, alignment, and character of existing roads, thoroughfares and junctions.

Policy TP2 – Parking provisions

The Neighbourhood Plan will provide suitable and sufficient parking to meet the needs of residents and visitors, by:

- Only allowing new development which provides sufficient off road parking, in order to ensure that no on-road parking is required
- Resisting the provision of formal parking areas for visitors to the SDNP, unless they are located on the periphery of the Parish, are accompanied by the creation of new footpaths to connect with existing footpaths; and can be evidenced not to have the potential to increase vehicular traffic through the Parish.

Policy TP3 – Safe thoroughfares

The Neighbourhood Plan will reduce the risk of accidents involving non-vehicular traffic, by:

- Encouraging West Sussex County Council to reduce the speed limit on the A280 (Long Furlong), particularly in the area of the village school, to 30 mph (20 mph during school arrival and departure times) by engaging community support and appropriate lobbying elsewhere
- Supporting the establishment of speed limits elsewhere in the Parish in order to recognise the prevalence of foot, cycle and equestrian traffic taking advantage of the rural nature of the area, ensuring that the implementation of speed restrictions conforms with policy TP1.

Policy TP4 – Improved bus services

The Neighbourhood Plan will support the maintenance and improvement of bus services to the Parish.

Community and Well-being Objectives

- Promote a safe and cohesive community with access to a wide range of local facilities within the Parishes of Patching and Clapham
- Ensure that valued green space, outdoor sport and recreational land is protected from development
- Support and protect facilities shared with the Parish of Clapham
- Support community farm orchard/allotments
- Protect assets of community value

Emerging Policies

Policy FW1 Support Independent Living

Converted and extended independent living will be supported provided that the scale and design of development are in keeping with the character of the location and that the impact on the amenity of surrounding properties is acceptable.

40% of the respondents to our Issues Survey are over 65. Provision of services for the elderly is limited and not considered sufficient to meet the demands of our ageing population.

Policy FW2 Shared Facilities

Respondents to the Issues Survey overwhelmingly agreed that the Clapham and Patching C of E Primary School, Clapham and Patching Village Hall and the 2 public houses, The Fox and The Worlds End in Patching, are important village assets serving valuable community functions. They are acknowledged as significant in the economic and social viability of the Parishes.

The village hall is well used supporting regular activities including a Folk Club, Dog Training classes, two Zumba classes, Short Mat Bowls, Pilates, coffee mornings and the Sussex Soul Club. The hall is managed by a local volunteer committee independent of the Parish Councils but future joint management by both Clapham and Patching Parish Councils may be required.

- FW2.1 - Applications for additional uses would be considered and applications for an extension for all to use would also be considered.

The school has high attendance but its viability relies on most pupils coming from outside the catchment area. Sustainability would be enhanced with an increased intake of local children.

- FW2.2 - We would resist attempts to close the Clapham and Patching Primary School.

Public houses within the Plan Area provide a societal link to the past history of the Parish and are a feature of current village life supporting community cohesion and providing local employment opportunities.

- FW2.3 - We would strongly oppose change of use of *The Fox and The Worlds End* public houses.
- FW2.4 - The provision of additional recreational facilities will be supported provided that their scale and design are in keeping with the local character and the impact on the amenity of surrounding properties is acceptable.

Policy FW3 Protection of assets of community value

Proposals to enhance the viability and/or community value of “assets of community value” will be supported, providing that proposals accord with other policies within the Neighbourhood Plan.

Assets assessed to be of “community value” within or immediately adjacent the Plan Area are:

- The Church of St John the Divine;
- Clapham and Patching Village Hall;
- The Worlds End Public House, Arundel Road;
- The Fox Public House, Arundel Road; and
- Clapham and Patching C of E Primary School.

The loss of the Church, school, village hall or the 2 public houses would have a significant impact on the community. Each asset is a feature of daily life for residents and each plays a central part in the vitality of the Parish and creates a sense of community. The 2 public houses also provide local employment as well as a social function.

Policy FW4 Community projects

Most respondents would support a community run farm or orchard. If a plot became available this would be supported as would allotments for use by the community.

Landscape and Environment Objectives

- Maintain the rural nature and identity of the Parish
- Maintain and improve footpaths and bridleways
- Control further equine development
- Retain and increase hedgerows, woodlands and trees
- Ensure that flood risk and water pollution are minimised
- Control visitor parking to minimise further traffic through the village
- Resist harmful development of Patching pond and surrounds

Emerging Policies

Policy LE1 Footpaths and bridleways

LE1.1 - Initiatives which encourage better maintenance of footpaths and bridleways will be supported. Support will also be given to initiatives that prevent improper use of existing footpaths and bridleways by, for example, motor cycles.

About half of respondents in the Issues Survey considered the maintenance of existing footpaths are adequate and about 75% considered there are sufficient footpaths and bridleways in the Parish.

LE 1.2 - The Neighbourhood Plan will support initiatives that promote safe walking in the Parish including safe walk to school routes. We will support C and P school, West Sussex County Council and the Highway authority in the promotion, review and development of school travel plans and identification of school bus stops locations.

LE1.3 - Footpaths across agricultural land should be reinstated promptly after ploughing.

LE 1.4 – To provide wildlife habitat, promote biodiversity and retain the rural character of the Parish roadside verges should only be cut where there is an overriding need in the interests of road safety.

Policy LE2 Equine Development

Proliferation of commercial equine activity will be resisted. Where an overriding benefit to the Parish is evidenced any such proposal should demonstrate that associated impacts conserve and enhance the natural beauty, wildlife and landscape character of the Plan Area.

Three quarters of respondents to the Issues Survey stated that they would be concerned by further equine development.

Policy LE3 Protection of hedgerows and trees

Hedgerows and trees within the Parish will be protected by:

- LE3.1 - Enforcing existing tree preservation orders
- LE3.2 - Identifying and recording other hedgerows, trees and plants of merit resisting their removal, damage or destruction
- LE3.3 - Encouraging the planting of trees and resisting land coming out of woodland use

All respondents to the Issues Survey agreed or strongly agreed that trees and hedges and other plants contribute to the character of the Parish and should be retained and maintained.

Woodland and well maintained hedgerows provide wildlife habitats and safe green routes for migration of wildlife. Woodland also absorbs and retains rainwater compared with cultivated land and hard surfaces. To protect housing, roads and farmland from flooding farmers and landowners

will not be allowed to take land out of woodlands use and encouraged to plant woodland in farmed areas susceptible to flooding.

The practice of accumulating horse manure along hedgerows must be stopped as its toxic nature weakens and kills hedgerow trees. After removal of diseased and dead elms in our hedgerows replacement with mixed native tree species will be encouraged.

Policy LE4 Surface water management

Development proposals must be accompanied by a Flood Risk Assessment prepared in accordance with national and local planning policy. Land owners shall be encouraged to maintain and regularly clear ditches and culverts adjacent to France Lane to minimise flooding. Initiatives to reduce runoff from agricultural land shall be supported.

Development proposals, including changes in agricultural practices and land use management have the potential to increase surface water runoff. Flooding from surface water in France Lane is a particular issue for the Parish.

Policy LE5 Minimise Light Pollution

In line with the developing Dark Sky policy of the emerging National Park local plan, development proposals which increase light pollution will not be supported.

The major source of light pollution in the Parish is the street lighting at the Arundel Road/France Lane junction and along the A280 between Clapham and Patching Parishes. There has to be a balance between road safety and light pollution.

LE5.1 - The Highways Agency will be encouraged to install the latest street lighting which minimises pollution of the night sky at the France Lane/Arundel Road junction and at the dumbbell roundabouts at the A27/A208 interchange.

LE5.2 - The installation of further street lighting in the parish will be resisted.

Policy LE6 Renewable Energy

Domestic installations of energy harvesting and recovery systems such as solar panels and geothermal pumps will be supported provided they comply with the policies within the Neighbourhood Plan.

The majority of respondents to the Issues Survey considered commercial wind farm and solar farm development inappropriate within the Parish. The Neighbourhood Plan would not support such development.

Policy LE7 Visitor Parking in the National Park

Opportunities for improved and formalised visitor parking would be supported provided that:

- they are located on the periphery of the Parish;
- are accompanied by the creation of new footpaths to connect with existing footpaths; and
- can be evidenced not to have the potential to increase vehicular traffic through the Parish.

Over 80% of respondents considered on street parking to be of concern in Patching village, Myrtle Grove and Michelgrove. Almost all in the survey agreed parking for visitors to the Park should be situated such that it does not increase traffic through the village. See also Policy TP2

Policy LE8 Patching Pond and Surrounds

Development would be resisted which would or has the potential to cause harm to the pond and wildlife and have an adverse visual impact on surrounding landscape.

Policy LE9 Felling of trees, hedgerows and plants

Development that requires the removal of trees and hedgerows will not be supported.

Housing and Development Objectives

- Support small scale limited residential development, where it is demonstrated that it meets a local need and is in a suitable and sustainable location
- Limit new residential development in the Parish to no more than 8 new homes over the next 15 years
- Ensure all new development is designed to maintain the character of its surroundings, particularly with regards to Conservation Areas and the setting of Historic/Listed Buildings
- Ensure the distinctive characters of Patching village centre, France Lane, Michelgrove and Myrtlegrove are preserved
- Maintain the open countryside setting and preserve the rural character and appearance of the parish
- Ensure that agricultural land and Greenfield sites are protected from development

Emerging Policies

Policy HD1 – Local Connection

Housing delivered during the Plan period will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Patching Parish with a Patching Parish connection meeting one of the following categories:

- a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation
- a person who currently lives in the Parish and has an appropriate housing need because their family size has increased
- a person who currently lives in the Parish and wishes to transfer to a similar sized property
- a person from the Parish who is subject to a planned management transfer based on medical grounds
- a person who has previously lived in the Parish for 5 or more years up to the age of 16
- a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.

Policy HD2 – Grade 1, 2 and 3a Agricultural Land

No Development will be permitted on land Graded 1, 2 and 3a of the Agricultural Land Classification.

To safeguard employment opportunities and maintain the rural character in the Plan Area.

Policy HD3 – Housing numbers

New housing will be limited to up to 8 net new homes during the plan period.

Policy HD4 – Housing location

The NHP will support development proposals on previously developed land within the settlement area provided that;

- The development respects the rural character of the Plan Area and is not out of keeping by way of scale, design or layout
- Their design accords with the adopted Parish Design Statement
- A maximum density of 20 units per Ha shall apply
- The homes proposed meets a local need
- There is no more than 8 net new homes in total in the plan period, nor more than 3 homes in any of the 5 year periods.
- There is no more than 5 net new homes in the village of Patching in the total plan period.

Policy HD5 – Settlement Boundary

The Settlement Boundary within the Plan Area is shown on the accompanying map (*to be prepared*). There will be a presumption against development outside of the Settlement Boundary. Acceptable Development within the Settlement Boundary will only be acceptable if it accords with the full suite of policies within the NHP.

Settlement boundaries are a spatial planning tool used to direct development to the most sustainable locations while protecting the character of the countryside, villages and towns and preventing the actual or perceived coalescence of settlements. There will generally be a presumption in favour of development inside settlement boundaries, subject to the assessment of individual proposals, and a presumption against development outside them.

Local communities who prepare neighbourhood plans have the ability to review, set or remove settlement boundaries through those plans. Wherever neighbourhood plans are made or well underway, the NPA will not carry out any review of settlement boundaries.

The NPA will engage with Neighbourhood Planning groups to ensure that any reviews of settlement boundaries they conduct are carried out with due regard to the Statutory Purposes of the National Park.

Policy HD6 – Conservation area

The current village conservation area will be extended within Patching village, and extended to incorporate areas within Michelgrove and Myrtlegrove. Proposals for development in the Conservation Area and at the properties mentioned will be resisted.

Policy HD7 – Infill development

Permission will be granted for small residential developments on infill and redevelopment sites within the Parish, subject to the following conditions being met:

- The development complies with the other relevant policies of the adopted Neighbourhood Development Plan
- The scale of the development is appropriate to the size, character and role of the settlement in accordance with the Parish Design Statement
- In deciding whether the scale is appropriate, account will be taken of the cumulative impact of extant unimplemented permissions within the Parish as a whole
- The Parish and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the SDNP, Conservation Area, Listed Buildings and Built and Environmental Assets of Merit
- Wildlife must be conserved or enhanced

Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.

Policy HD8 – Sub-division of large gardens

The sub-division of existing large gardens in the Parish will be discouraged and will be permitted only when it has been demonstrated that:

- The development meets a local need; and
- Building densities in the surrounding environs are not compromised.

Policy HD9 – Replacement or extension of existing rural dwellings

The replacement or extension of existing residential properties beyond what is allowed by way of permitted development rights will be refused unless it can be demonstrated that:

- The development respects the rural character of the Plan Area and is not out of keeping by way of scale, design or layout
- The design accords with the adopted Parish Design Statement
- The extension proposed meets a local need

Policy HD10 - Outdoor space

Proposals for new housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area - and should contribute to providing native tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Policy HD11 - Provision of Off-road parking

All new development should:

- Include provision of adequate off-road vehicle parking spaces to ensure that there is no on road parking arising directly or indirectly from the development
- Include an undertaking, by way of legal agreement, that the end users of the development shall warrant that no on road parking shall arise directly or indirectly from the development and their occupancy and use of the development

Proposals that do not demonstrate adequate off road parking or include a legal agreement in the interests of ensuring that there is no on road parking arising directly or indirectly from the development shall be refused.

The narrow lanes within the Parish do not facilitate on-road parking without causing a safety hazard to other road users. The relative absence of on-road parking within the Parish, in contrast to neighbouring communities is a distinctive feature of the Plan Area contributing to its rural character. Whilst development proposals should address the need for a reduction in the reliance of the use of private vehicles wherever possible, in such circumstances where this is not viable appropriate on site provision must be ensured in the interests of safety and to protect the rural character of the Plan Area.

Policy HD12 – Ensuring Quality of Design

Proposals for new housing, or extension or alteration of existing housing, must be of high quality and designed to reflect the local character. Plans must demonstrate how they meet the policies set out in the NHP and should be subject to a design brief which demonstrates how the character of the parish will be reinforced / or / as set out within the Parish Design Statement to meet the appropriate standards of design, construction, layout and local distinctiveness and the principles set out as an informative to other policies within the Neighbourhood Plan.

To ensure that development and materials respect the local character and location.

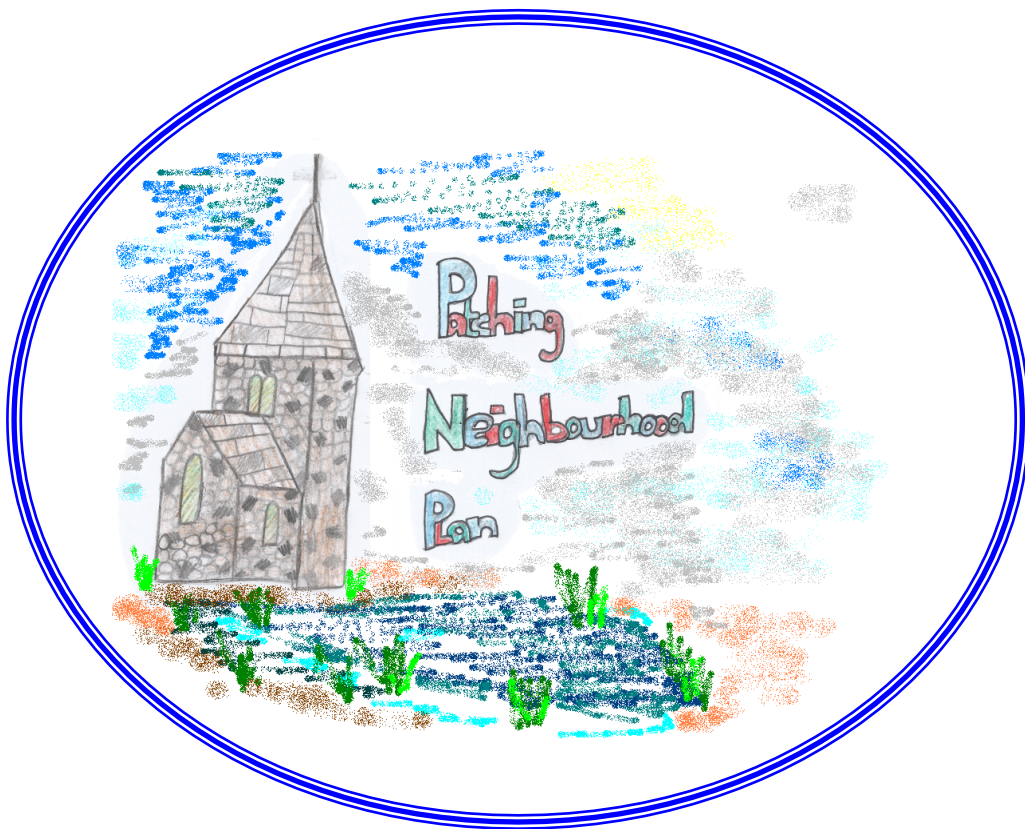
May 5, 2017

Appendix G

Patching Neighbourhood Plan

Consultation Event - Objectives and Emerging Policies

We want the views of local people on the issues that should shape our future



**Friday 8th May 7pm – 10pm &
Saturday 9th May 10am – 2pm
Clapham & Patching
Village Hall**

May 5, 2017

Appendix H

Patching Neighbourhood Plan

Consultation - Objectives and Emerging Policies

We want the views of local people on the issues that should shape our future



Following the event of 8th & 9th May

**Please send any additional
feedback on objectives and
emerging policies to:**

patchingpc@gmail.com

By no later than 19 June 2015

May 5, 2017

Appendix I

Patching Neighbourhood Development Plan

The 2011 Localism Act 2011 gives local communities the opportunity to influence planning decisions through a Neighbourhood Development Plan.

A survey has already been carried out asking every parishioner to put forward their views on the future development of the Parish.

This separate survey is an opportunity for businesses tell us what you think and to help us determine the business priorities to be addressed in the Plan for Patching Parish.

Although the main thrust of the Plan will be based on the wishes of Parish residents, we also want to make sure that we understand the issues and concerns of the businesses in the Parish.

If you would like your views included, please post back your completed survey, in the envelope provided, no later than 18 February 2015.

The findings will be presented, and your input welcomed, at an Open Meeting at the Village Hall between 6 and 10 pm on Friday 17 April 2015 and between 1300 and 1700 on Saturday 18 April 2015. There you will have an opportunity to find out the results of the survey, discuss potential future policies and raise issues with the Neighbourhood Development Plan Working Group.

What is a Neighbourhood Development Plan? The Government passed the Localism Act of 2011 that gives local communities the opportunity to influence planning decisions – particularly if they have a Neighbourhood Development Plan. All planning applications in Patching will have to conform to what our plan requires. When the Local Planning Authority, in our case the South Downs National Park Authority (SDNPA) determines planning applications it will have to take our Neighbourhood Development Plan policies into account when reaching a decision.

We want to ensure that everyone has a chance to have their say on what is important to them and how they want to see the Parish develop. For example, it would enable us to influence decisions about:

- Development: housing, offices, shops or community facilities.
- Infrastructure: green open spaces, play and playground facilities, access and communications – internet, cable, etc.

So do local communities have real power with a Neighbourhood Development Plan? Yes – when approved, a Neighbourhood Development Plan has legal status as a formal part of the planning system. This means that it must be followed by the Local Planning Authority whenever any development within the Parish is proposed.

Although the Neighbourhood Development Plan cannot contradict national planning policy or the 'Local Plan' being developed by the SDNPA, it can help to ensure that our agreed vision for the future of Patching is safeguarded. It can contain policies detailing how we want to see our Parish develop. This might include land for affordable housing, space for new allotments or areas protected for wildlife. How long or short the document is, and what topics it covers, are entirely matters for our community to decide.

What do we want you to do? Please fill in this survey and maximise its potential by using it to express your views. This is an opportunity for all of us to have a real say on the future of our village and Parish, so we need you to tell us about the issues that matter to your business.

The survey has been developed from feedback already obtained from the community. We are seeking responses not only from every household in the Parish, but also from all those who run businesses in the Parish. The responses will form the basis of the Neighbourhood Development Plan policies which, after approval by an external inspector and if supported by Parishioners in a referendum, will become binding on the planning authorities.

Please place your completed survey in the enclosed envelope and return it as advised on the front page.

This survey has been produced by the members of the Parish Council's Neighbourhood Development Plan Working Group. If you need further copies or have any queries, please contact Robb Metcalfe, Chairman patching Parish Council on 01903 871612 or robb.metcalfe@care4free.net

1. Business name

2. Type of business

3. Contact person _____ Email (in case we need clarification) _____

4. How many years has the business been trading?

5. How many people (including yourself) does the business employ?

6. How many of these live in Patching Parish?

7. How do you and your employees travel to work? (Tick all those that apply.)

Walk

Cycle

Car or van

Other (please specify below)

8. If you &/or your employees drive to work, where do you park?

9. Have you experienced problems with highway drainage in your business premises?

Yes / No

If yes, please give details

10. Have you experienced problems with access to your business premises by suppliers, customers or staff? Yes/No

If yes, please give details

11. Is broadband speed or telephone reception a problem for your business?

Broadband speed Yes/No

Phone reception Yes/No

12. Are you likely to expand your workforce in the near future?

In the next 6-12 months

In the next 13-24 months

In the next 25-36 months

If yes, where would you expand?

There is sufficient space on the existing site

Would need more land adjacent to existing site

Would need to relocate within the Parish

Would need to relocate outside the Parish

Other (please specify below)

13. Are you likely to relocate your business in the next 5 years?

If so, why?

14. Is there anything else that you would like to tell us?

Thank you for taking the time to complete this important survey. Please ensure your completed survey is returned in the envelope provided no later than 18 February 2015.

Data Protection Act 1998 -- the personal information provided in this form will be used by Patching Parish Council for the purpose of the Neighbourhood Development Plan process and only as the law permits.