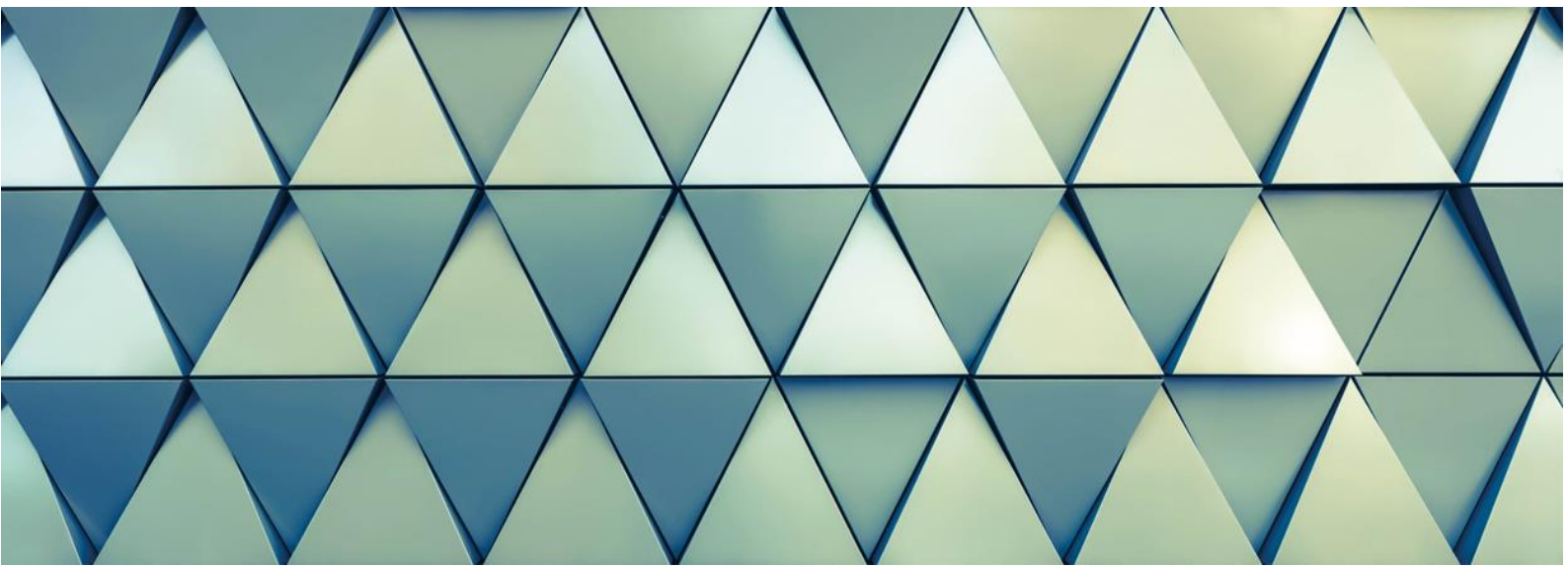


Petworth Neighbourhood Plan: Submission Draft

Consultation Statement

July 2017



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[Appendix 1-8 are included within a separate Consultation Statement Appendix Document]

1.0 Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should provide:

- (a) Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) An explanation of how they were consulted;
- (c) A summary of the main issues and concerns raised by the persons consulted;
- (d) A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Alongside fulfilling the above, this document provides a narrative on the overall process of producing this neighbourhood development plan, and can be used to aid to those interested in its story.

1.3 The preparation of the submission draft of the neighbourhood development plan for the parish of Petworth, known as the Petworth Neighbourhood Plan, has taken over five years and involved numerous stages of public engagement. A plan showing the extent of the Petworth Neighbourhood Plan area is included as Appendix 1. This document summarises these stages and the resulting outcomes, with more details appended in the reports that were produced at the time. Particular detail is provided on the pre-submission consultation (Regulation 14) and the how the issues and concerns raised have been addressed. The pre-submission consultation was undertaken between March and May 2017.

1.4 As an overview, the following key stages of consultation were undertaken in the development of the Petworth Neighbourhood Plan, which are explored in more detail in the proceeding chapters and appendices:

- Petworth Issues consultation held in April to May 2015, which included a leaflet drop, questionnaires, drop-in sessions and consultations with young residents.
- A formal options consultation undertaken between 17 June and 8 July 2016.
- Pre-Submission Regulation 14 consultation undertaken between 31 March and 15 May 2017.

1.5 A Neighbourhood Plan Steering Group was formed in 2012 and comprises residents and Councillors. Five Sub-Working Groups were subsequently formed, to gather information and develop the policies within the Plan. The Working Groups cover:

- Housing
- Working and Shopping
- Leisure and Wellbeing
- Getting Around and Environment
- Sustainability and Design.

1.6 The Steering Group met regularly throughout the Neighbourhood Plan process with the role of overseeing and monitoring the Plan progress against the timetable and agreed method, established with Nexus Planning. Minutes of these meetings can be found <http://www.petworth-tc.gov.uk/petworth-town-council/neighbourhood-plan/> alongside other relevant neighbourhood plan information.

1.7 Nexus Planning, town planning consultants, were appointed to assist Petworth Town Council in 2014 to assist in the production of the Neighbourhood Plan. Nexus Planning attended Steering Group meetings and public consultation events; collated feedback; and helped produce supporting documentation where appropriate.

1.8 The remainder of this report comprises of the following chapters:

Chapter 2: Issues Development and Consultation

Chapter 3: Options Development and Consultation

Chapter 4: Pre-Submission Development and Consultation

Chapter 5: Conclusion.

2.0 Issues Development and Consultation

- 2.1 This was the first public consultation event for the Petworth Neighbourhood Plan. The aim of this consultation was to identify the issues that residents of Petworth (within the Neighbourhood Plan area) would like to be taken into consideration when preparing the Neighbourhood Plan.
- 2.2 Events took place between the following days which were facilitated by Petworth Town Council and consultants, Nexus Planning:
- 24th April and 29th May 2015.
- 2.3 The aim of this initial consultation was to consult with as many residents as possible and the events were advertised in the following ways:
- Explanatory leaflet with a questionnaire sent to each individual household in the area
 - Online questionnaires available at www.surveymonkey.com/s/Petworth throughout the consultation period
 - Three drop-in sessions: at the Herbert Shiner School on Monday 11th May, Hampers Green Community Centre on Tuesday 12th May, and Leconfield Hall on Wednesday 13th May
 - Hard-copy questionnaires available at the drop in events
 - A questionnaire ballot box was available at the drop-in sessions and left in Austen's shop in town for the duration of the period
 - Advertising and displays at the events and around the town
 - Press release issued & posted on Petworth Town Council website with good coverage received in Midhurst & Petworth Observer
 - New Facebook page created and populated with content on a weekly basis
 - Two consultation sessions with young people.
- 2.4 Exhibition boards were displayed explaining the purpose of the Neighbourhood Plan as well as identifying possible topics that the Neighbourhood Plan could consider.
- 2.5 Around 150 residents attended the three main drop-in sessions. The drop-in sessions consisted of information consultation boards, boards for identifying resident 'hopes and fears', questionnaires and a video explaining the Neighbourhood Plan process. The events were

staffed by members of the Petworth Neighbourhood Plan Steering Group, South Downs National Park Authority Planning Officers and Nexus Planning consultants.

- 2.6 A copy of the consultation material and associated publicity information is included at Appendix 2
- 2.7 At the close of the consultation period a total of 195 responses had been received via the online and hard copy questionnaires.
- 2.8 The remainder of this section provides a brief summary of the issues that arose from the themes presented during the consultation. A detailed Issues Consultation Data Collation Report is included at Appendix 3.

Main Issues and concerns raised

Housing

- 2.9 When asked if Petworth needs new housing to ensure local shops and facilities remains viable, the response was divided. A total of 18% of respondents 'strongly agreed' or 'agreed', 32% 'neither agreed nor disagreed', and 29% 'disagreed' or 'strongly disagreed'.
- 2.10 The vast majority of residents (87%) 'strongly agreed' or 'agreed' that housing locations should minimise landscape impacts.
- 2.11 The majority of residents (60%) 'strongly agreed' or 'agreed' that housing development should be within safe walking distance of the town centre. A further 28% 'neither agreed nor disagreed'.
- 2.12 The majority of respondents agreed that new housing should be provided for young families (77%) and around half of respondents (49%) agreed that new social rented housing should be provided. Just over half of respondents (53%) agreed that new housing should be provided for older people.
- 2.13 When asked what type of housing Petworth needs, 2 to 3 bedroom family homes was the most popular (80% of respondents agreed) and a large proportion of people agreed 1 to 2 bedroom flats are needed (64% of respondents agreed).
- 2.14 Frequent comments included: the importance of new infrastructure supporting housing; new development being in keeping with local character; and the need for affordable homes.

Environment, Sustainability and Design

- 2.15 When asked what the design and materials of new housing should be in Petworth, the majority of respondents agreed (80%) that it should respond to where it is in the Parish. A large proportion of respondents (67%) agreed it should be like historic Petworth, and over half of respondents (57%) agreed it should be modern and sustainable.
- 2.16 The majority of respondents 'strongly agreed' or 'agreed' (85%) that the Neighbourhood Plan should set out some key design and sustainability requirements for housing. A further 87% 'strongly agreed' or 'agreed' that new housing should be sustainable and adaptable, and should minimise the need for energy.
- 2.17 Frequent comments included: that development should be in keeping with local character; that sustainable and eco-friendly houses are needed in Petworth; and that development should have little impact on the environment. The need for public realm improvements was also raised.

Getting Around

- 2.18 The majority of respondents (74%) agreed that a better bus service with real time information should be provided; that measures should be introduced to slow traffic and prioritise pedestrian safety (76%), that lorry access to the town centre should be restricted to defined times (80%), and that safe walking routes to school are important (89%).
- 2.19 Views on the need for more town centre parking were divided, 39% 'strongly agreed' or 'agreed' that there is a need for more town centre parking, 27% of respondents 'neither agreed nor disagreed', and 33% 'disagreed' or 'strongly disagreed'.
- 2.20 In terms of improving bus services, comments included: the need for more frequent bus services and to extend bus services to other locations; the need for evening bus services and early morning bus services to serve commuters; that bus services should be linked to train times at Pulborough and Haslemere station.
- 2.21 Frequent general comments included: to introduce measures to reduce traffic speed; improving pedestrian safety; reviewing parking; and encouraging cycling and creating new cycling routes.

Working and Shopping

- 2.22 The vast majority of respondents agreed (88%) that existing shopping areas should be protected and supported.

- 2.23 A large proportion of respondents agreed (63%) that a greater range of shops should be available in Petworth.
- 2.24 Over two thirds of respondents 'strongly agreed' or 'agreed' (67%) that new shopping areas could be considered if they meet local needs. A further 17% of respondents 'neither agreed nor disagreed' and 16% 'disagreed' or 'strongly disagreed'.
- 2.25 Responses to the need for more employment space in Petworth were varied: 38% of respondents 'strongly agreed' or 'agreed' that more employment space is required, 36% 'neither agreed nor disagreed' and 26% of respondents 'disagreed' or 'strongly disagreed'.
- 2.26 Over half of respondents (54%) 'strongly agreed' or 'agreed' that new visitor accommodation would help the local economy. A further 30% of respondents 'neither agreed or disagreed' with the statement and 15% of respondents 'disagreed' or 'strongly disagreed'.
- 2.27 Frequent comments included: the need for a greater variety of food shops; and the need for a larger supermarket.

Leisure and Well-being

- 2.28 Nearly two thirds of respondents agreed (65%) that Petworth needs more indoor sports facilities. A further 24% of respondents 'neither agreed nor disagreed'
- 2.29 There was a mixed response in terms of the need for better open-air recreational areas in Petworth, 49% of respondents 'strongly agreed' or 'agreed', 26% of respondents 'neither agreed nor disagreed' and 25% of respondents 'disagreed' or 'strongly disagreed'.
- 2.30 Frequent comments included: the need for a skate park; the desire for a swimming pool; the need to promote Petworth Park more effectively; the need for more indoor recreational facilities; that cycle paths should be improved and developed; and that more leisure facilities for young people are needed.

Consultation with Young People

- 2.31 The engagement with 10-13 / 14-18 year olds raised a number of themes including: need for a skate park / teenage recreation; less antique shops; need for fast food / take away; Hampers Green play area; cycling facilities; a crossing for those wanting to access Park Gates on A272 road to Tillington; more employment opportunities for young people; opposition to house building on countryside; need for coffee shop(s); fashion / retail / food retail stores; farmers market; and more football facilities.

How the issues and concerns have been considered

- 2.32 The issues and concerns were collated in a report of the consultation event (Appendix 3). These were then used by the working groups to develop an overall vision and set of Core Objectives for Petworth Neighbourhood Plan, as well as helping to influence the housing distribution and infrastructure priority. This issue and concerns also informed developing the Site Assessment RAG criteria.

3.0 Options Development and Consultation

Details of who was consulted and how they were consulted

- 3.1 The consultation period for the “Options” for the Neighbourhood Plan ran for 6-weeks from between 17th June and 8th July 2016. The contents for the consultation had been developed following Working Groups in early 2016.
- 3.2 The purpose of the “Options” consultation was to seek residents views on the following issues:
- The overall visions
 - Key principles moving forward
 - Neighbourhood plan objectives
 - Potential housing sites
- 3.3 Draft visions and objectives had been established by the working groups prior to this consultation taking place.

Options Consultation

- 3.4 The consultation was advertised in the following way:
- Advertised on Petworth Town Council website and announced on the Petworth Neighbourhood Plan Facebook page;
 - The Facebook group was updated on a weekly basis and included a poll to ascertain views about the process in advance of the 17th June event.
 - Petworth Town Council had a stall at the Farmers Market on 28th May at which flyers were distributed
 - The Town Crier announced the event and flyers distributed throughout Petworth on 11th June.
 - There were 1,000 flyers produced and distributed by hand to areas that had a low turn out at the previous consultation event and could also be picked up at the PTC offices, public library, Natwest and local businesses including pubs, cafes and shop premises

- 2 metre long banners were put up to announce the event at strategic areas in Petworth: centre (Natwest Bank and Leconsfield Hall), north (Hampers Green) and south (corner of Dawtrey and Station Roads).
- The consultation event was posted on the home page of PTC website along with including in press releases
- The event was shared with other local organisations' newsletters and social media pages including Petworth Business Association (PBA), Petworth & District Community Association (P&DCA) and Discover Petworth)
- The consultation was featured as front cover story (flyer format) in the summer issue of Petworth Pages – Petworth's full colour community magazine with a circulation of 8,200 people
- A total of 3 press releases issued to Midhurst and Petworth Observer with good coverage:
 - 1: announcing the event 1 month in advance
 - 2: reminder of event a week before and promising results of the transport study
 - 3: providing a round-up of the results and photo of attendees as requested by the chief reports.
- The round up and photo was used by SDNPA for its own newsletter
- Posters were circulated to local businesses, put in PTC office window, at public library and on lamp posts and various noticeboards around the town to remind people to take part in the consultation process- with explanations of how- until 8th July.

3.5 A questionnaire was the primary information-collecting medium used for this public consultation. The questionnaire was available online at: www.surveymonkey.com/s/Petworth throughout the whole of the consultation period. The online survey was also available on the PTC website. The drop in session on the 17th June at the Leconfield Hall had hard copies of the questionnaire and attendees were encouraged to complete a hard copy of the questionnaire. Further hard copies were available throughout the consultation at the PTC offices and at the public library. The questionnaire could also be downloaded from the PTC

website. The questionnaire asked a number of questions taking into account comments that had been received at the previous consultation events.

3.6 Exhibition boards were displayed setting out the vision and objectives for Petworth. The exhibition boards set out the following:

- Overall vision
- Housing
- Working and Shopping
- Getting Around

3.7 The exhibition boards went on to provide summary information regarding the possible residential sites including the sites not considered for development. The site's had been identified through the site suitability assessment undertaken by the working groups. All the exhibition boards were also available to view on the PTC website.

3.8 A copy of the consultation material and associated publicity information is included at Appendix 4

3.9 Over 400 residents attended the drop-in session. The event was staffed by members of the Petworth Neighbourhood Plan Steering Group and Working Groups, South Downs National Park Authority Planning Officers and Nexus Planning consultants. At the close of the consultation period a total of 276 responses had been received via the online and hard copy questionnaires.

3.10 The remainder of this section provides a summary of the issues that arose from the themes presented during the consultation. A detailed Options Consultation Data Collation Report is included at Appendix 5.

Main Issues and Concerns Raised: Summary of consultation responses

Vision

3.11 Respondents were asked if they agree with the **overarching Plan Vision and Principles** for Petworth, of the 236 answers received over 90% (215 respondents) agreed.

3.12 When respondents were asked to consider the Plan Vision and Principles (as above), 78 respondents made a comment. ***Petworth will remain easily accessible by road but improve the safety of pedestrians and cyclists*** received the most comments concern (35),

particularly the need to maintain/improve parking.

Site Suitability Assessment Criteria

- 3.13 When respondents were asked to consider the Site Suitability Assessment Criteria 120 respondents made a comment. The **loss of car parking** in Petworth was of most concern (17 comments) followed by **walkability** and **impact of highway network** (16 comments each).

Housing objectives

- 3.14 When asked, 162 respondents (70%) agreed with the housing objectives for Petworth, a further 56 respondents (24%) agreed with some reservations.
- 3.15 A total of 114 respondents commented on the housing objectives. Housing objective 3, to deliver affordable housing to meet local need, with particular regard to housing those with a defined local connection to Petworth received the most responses (37 comments) with respondents agreeing that affordable housing is needed within Petworth, especially for local people. Housing objective 6 ensure that new housing developments are adequately supported by necessary infrastructure received 25 comments, 10 stating that infrastructure must be considered with any new development, particularly mentioned were health (7 comments) and education requirements (6 comments).

Housing options

- 3.16 When asked which housing option was preferable, 133 respondents stated that option 1 would be their favoured choice. Option 2 received the fewest 'favoured option' votes with only 22 respondents stating that this would be their favoured choice, but option 2 stated as being the most popular second choice.
- 3.17 When asked to comment on **housing Option 1**, 157 respondents made a comment. The most mentioned comments included that a new access road would be welcomed (40 comments), the fact that the option is close to the school (30) and to the town centre (29) were also seen as positives.
- 3.18 When asked to comment on **housing Option 2**, 138 respondents made a comment. Concerns that site PW21 would create a negative visual impact (20 comments) was of most concern, unsafe access (16) and worries over increased congestion was also mentioned (13).
- 3.19 When asked to comment on **housing Option 3**, 149 respondents made a comment. Comments included that this option is too far from the centre of Petworth (37 comments), poor walkability to Petworth (33) and concerns over traffic issues on North Street (24).

- 3.20 In addition to comments made in the questionnaires, a separate letter countersigned by 27 residents was received, stating their opposition to Housing Option 1 to the south of the town and their support for Housing Option 3 to the north of the town at Hampers Green. Their main reasons for this are that sites PW23 and PW31 are located outside of the built up area boundary of Petworth and any development in this location would be highly visible from the Rother Valley.

Getting around

- 3.21 Respondents were asked if they agree with the **getting around objectives** for Petworth. Of the 227 answers received over 90% (207 respondents) agreed.

Transport

- 3.22 Respondents were asked for their views on several transport ideas for improving Petworth. The most popular interventions were to signify town entry points to slow traffic (186 respondents), to create a new shared foot-cycle path parallel to North Street to better connect Hampers Green to the town centre (153 respondents), and to widen footways in the town centre and create more active pedestrian spaces including Angel Square (150 respondents).

Working and Shopping

- 3.23 Respondents were asked if they agree with the **working and shopping objectives** for Petworth, of the 226 answers received over 80% (188 respondents) agreed.

Leisure and wellbeing

- 3.24 Respondents were asked if they agree with the **leisure and wellbeing objectives** for Petworth, of the 232 answers received over 90% (213 respondents) agreed.

Environment, sustainability and design

- 3.25 Respondents were asked if they agree with the **environment, sustainability and design objectives** for Petworth, of the 229 answers received over 90% (212 respondents) agreed.

How the issues and concerns have been considered

- 3.26 The results and comments received during the “Options” consultation period were considered by the working groups and used in order to refine the vision and objectives and to aid the development of policies and site allocation within Petworth.

4.0 Regulation 14 Consultation

4.1 In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 a statutory consultation took place on the Pre-Submission Draft of the Petworth Neighbourhood Plan between 31 March and 15 May 2017. This important final consultation before submission to the South Downs National Park Authority helped refine the Neighbourhood Plan. The remainder of this section provides:

- (a) A description of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) A description of how they were consulted;
- (c) A summary of the main issues and concerns raised by the persons consulted; and
- (d) A summary of how these issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood development plan.

Details of the persons and bodies who were consulted?

4.2 Statutory consultation took place on the pre-submission version of the Petworth Neighbourhood Plan. In accordance with Regulation 14, a letter was sent to the following organisations advising them of the consultation for the Neighbourhood Plan. This letter advised were the draft Neighbourhood Plan and Sustainability Appraisal could be viewed and provided details of how representations should be made.

- South Down National Park Authority
- British Telecom
- Chichester District Council
- Coast 2 Capital
- Coastal West Sussex Clinical Commissioning Group
- Ebernoe Parish Council
- Fittleworth Parish Council
- Gardens Trust

- Homes and Communities Agency
- Highways England
- Historic England
- Kirdford Parish Council
- Marine Management Organisation
- West Sussex Minerals and Waste Authority
- National Grid South East
- Natural England
- Network Rail
- Singleton Parish Council
- Southern Gas Networks
- South East Water
- Southern Water
- SSE
- Sussex Wildlife Trust
- Tillington Parish Council
- West Sussex County Council

4.3 In addition to those consulted above through a letter sent directly to each individual or organisation, further consultation was undertaken with the local community as outlined below.

How the local community were consulted:

4.4 To encourage participation in the Pre-Submission Regulation 14 consultation Petworth Town Council and the Neighbourhood Planning Group proactively engaged with residents, local businesses and other key stakeholders in the following ways:

- Community drop in session at the Leconfield Hall on 31st March where attendees were encouraged to complete a paper questionnaire.
- Questionnaire available online with the link to the online survey published on the PTC website and promoted on the Petworth Neighbourhood Plan Facebook page.
- All material presented at the drop in event on 31st March, was made available throughout the full 6 week consultation period on the PTC website and at the PTC offices. The PTC was open several days during the week and every Saturday morning during the consultation period when they were manned by town councillors to help answer any questions.
- A facebook event was made inviting people to the community drop in session outlined above. The page was updated on a weekly basis and timely and factual responses given to those making comments on the page.
- PTC had a stall at the Farmers' Market on 25th March at which flyers were distributed. The Town Crier announced the event at the same Farmers' Market.
- 2,000 flyers were produced and distributed by hand to every household on the Parish of Petworth electoral roll. The community could also pick up these flyers from the PTC offices and the public library.
- A 2 metre long banner was displayed to announce the event at strategic areas in Petworth: centre (NatWest Bank and Leconfield Hall), north (Hampers Green) and south (corner of Dawtrey and Station Road).
- The consultation was posted on the PTC website along with press release.
- The event was shared with other local organisations' newsletters and social media pages including Petworth Business Association (PBA), Petworth and District Community Association (P&BCA) and Discover Petworth.
- The consultation was featured in the spring and summer issues of Petworth Pages.
- 5 press releases were issued to Midhurst and Petworth Observer.

4.5 A copy of the consultation material and associated publicity information is included at Appendix 6.

Main issues and how they have been considered

- 4.6 This section has been broken down into the Neighbourhood Plan headings. Only the headline / summary issues raised within the responses have been included. A detailed Pre-Submission Draft Neighbourhood Plan Consultation Data Collation Report is included at Appendix 7. Copies of the Statutory Consultee responses and other interested party submissions are included at Appendix 8.

Planning Principles

Questionnaire

- 4.7 **PP1: Settlement Boundary**, of the 127 answers received 87% (110 respondents) agreed. **PP2: Core Planning Principles**, of the 124 answers received 86% (107 respondents) agreed.
- 4.8 When respondents were asked to comment on the planning principles, the most frequently repeated response stated that they did not want the **settlement boundary** to be extended (12 comments), also mentioned was the desire to see **development spread throughout Petworth** (4).

Submission

- 4.9 The SDNPA suggested revised policy text to PP1 to simplify the policy wording. For the avoidance of doubt about needing to restrict inappropriate development outside of the settlement boundary the SDNPA authority suggested removing reference within PP2 to proposals outside of the settlement boundary. The SDNPA also made two comments in respect of the revised settlement boundary (Figure 3). The first being a suggestion to include Hampers Green within the settlement boundary; the second being to highlight a drafting error in respect of an area unintentionally included within the revised boundary on which no development was being proposed.

How have the issues and concerns been considered?

- 4.10 All of the detailed comments made by the SDNPA have been incorporated into the Submission Draft Neighbourhood Plan.

Housing Policies

Questionnaire

- 4.11 **H1: Allocate land for 150 net additional new homes** of the 129 answers received 80% (103 respondents) agreed. **H2: Integrate windfall sites** of the 124 answers received 94% (116 respondents) agreed. **H3: Housing Type and Mix** of the 126 answers received 90% (113 respondents) agreed. **H4: Affordable Housing Provision** of the 128 answers received 84% (108 respondents) agreed.
- 4.12 When respondents were asked to consider the housing policies 55 respondents made a comment. The most repeated comment stated that they felt **150 new homes are too many** for Petworth (12 comments). Other responses included the concern regarding pressure on **road infrastructure** as a result of new development (7) and asking why the numbers for development granted planning permission in Petworth have not been included in the total (6).

Submissions

- 4.13 Vail Williams on behalf of the landowners of Site PW19 raised concern that the figure of 150 dwellings should not be considered as a fixed figure as it relates to the emerging South Downs National Park Local Plan, which is still to be subjected to independent examination and therefore change. Policy flexibility was recommended as well as allocating additional housing land.
- 4.14 The SDNPA suggested that known potential opportunity sites (previously developed sites within the settlement boundary where deliverability is currently uncertain) could usefully be referenced within the Plan's supporting text. The SDNP considered that the H3 housing type and mix standards duplicate the emerging SDNP Local Plan, which is subject to change in due course. Concerns was also raised that the affordable housing threshold within H4 is based on the emerging SDNP Local Plan policy text, which again is subject to change. Post consultation correspondence with the SDNPA has suggested that the Plan should revert to the adopted affordable housing policy contained within the Saved policies of the Chichester Local Plan 1999.

How have the issues and concerns been considered?

- 4.15 As outlined within the Neighbourhood Plan it is not possible for the plan to allocate less development than proposed by the higher level Local Plan. In light of this, concerns regarding 150 dwellings being too many were not accepted. Similarly, the level of growth proposed at Petworth has been subjected to transport modelling by the County Council and concluded as acceptable.

- 4.16 As set out within the Sustainability Appraisal, the figure of 150 dwellings has been the subject of an extensive assessment process undertaken by the South Downs National Park Authority. In light of this, it is not accepted that a figure higher than approximately 150 dwellings is a credible change option. This suggestion has therefore been rejected.
- 4.17 Throughout the Neighbourhood Plan the housing requirement has been expressed as an approximate figure and the supporting text has been amended to acknowledge the Local Plan position. A sequential approach to addressing any resulting housing figure change as a result of the Local Plan process has been incorporated into the Plan.
- 4.18 It was not accepted that it was inappropriate for the Neighbourhood Plan to set out indicative housing mix and type standards to help guide development proposals coming forward, particularly given the Neighbourhood Plan is likely to be 'made' ahead of the SDNP Local Plan being adopted.
- 4.19 The SDNPA recommendation regarding H4 has been accepted.

Housing Site Allocation

Questionnaire

- 4.20 **H5: Rotherlea** of the 124 answers received 86% (107 respondents) agreed. **H6: The Square Field** of the 123 answers received 79% (97 respondents) agreed. **H7: Petworth South** of the 129 answers received 74% (96 respondents) agreed.
- 4.21 A total of 51 respondents made a comment. The most repeated comment mentioned concerns regarding the pressure new development would place on **road infrastructure** (10 comments). Other issues raised included the need to **protect the views** in Petworth (8) and the need to ensure development is restricted to inside the **current settlement boundary**.
- 4.22 A focused number of comments were made by residents along Dawtrey Road raising concern that their existing on-street car parking spaces may be lost as a result of the development on H5 and H6.

Submissions

- 4.23 Southern Water stated that for H7- Petworth South, existing wastewater infrastructure crosses site and that this will need to be taken into account when designing the proposed layout of any development.

- 4.24 West Sussex County Highways have reiterated that access to the sites are subject to demonstrating at the planning application stage that safe and suitable access can be designed.
- 4.25 West Sussex County Council Property Services consider that the density of H5 (Rotherlea) site is too low. Their comments continue that the Petworth South masterplan should not make provision for a parking area within the current playing field. Furthermore, the provision of the pedestrian route through the school is not appropriate as it provides a route for pedestrian and cyclist far too close to the school entrance. Finally, the plan needs to consider parking outside of the school hours.
- 4.26 The SDNPA suggested incorporating greater landscape protection wording to H5, H6 and H7. With respect of H5 the SDNPA suggested including a reference to the protection of the Old School Plan and to set out further details regarding why the site was allocated for a lower number of dwellings than the current undetermined planning application on the site. The SDNPA also highlighted that a 'major development test' would be required for the allocated sites. This process is being undertaken as part of the emerging SDNP Local Plan.

How have the issues and concerns been considered?

- 4.27 The SDNPA recommendations regarding H5, H6 and H7 have been accepted. Post consultation correspondence has been undertaken with the National Park Authority to refine the policy wording further.
- 4.28 A new policy element was added to H5 and H6 to ensure existing on-street car parking was not lost because of any development on the sites. Reference to the wastewater infrastructure under H7 was also incorporated into the policy.
- 4.29 The supporting text to H5 was updated in response to the site density comments made by West Sussex County Council Property Services and the SDNPA.
- 4.30 Detailed design comments regarding the illustrative masterplan have not been accepted, as the masterplan does not seek to fix development parameters or design detail. The purpose of the masterplan is simply illustrate one option of how development on the sites could be comprehensive masterplanned. Policy H7 is clear that an area for parking and drop off should be delivered as part of the Policy H7 allocated area.
- 4.31 To improve north / south pedestrian and cycle access and safety it is not accepted that a pedestrian / cycle link should not be included as part of the H7 policy requirements.
- 4.32 Comments regarding development outside of the settlement boundary were addressed as part of changes to PP2.

- 4.33 Comments regarding pressure on the local highway network associated with H5 and H6 have not been accepted as the proposed new access road to the Primary School, as part of H7, will address these local network capacity concerns. However, supporting text has been added to H5 and H6 outline that first occupation on these sites should be phased to ensure that the new Primary School access road has been delivered and is operational.

Environment, Sustainability and Design

Questionnaire

- 4.34 **ESD1: Character and Design** of the 125 answers received 95% (119 respondents) agreed. **ESD2: Housing density** of the 125 answers received 77% (96 respondents) agreed. **ESD3: Requirements for a Design and Access Statement** of the 126 answers received 96% (121 respondents) agreed. **ESD4: Preserving Local Green Spaces** of the 130 answers received 98% (128 respondents) agreed. **ESD5: Public Green Spaces** of the 129 answers received 95% (123 respondents) agreed. **ESD6: Landscape and Visual Impact** of the 128 answers received 98% (125 respondents) agreed. **ESD7: Biodiversity and Trees** of the 130 answers received 95% (123 respondents) agreed. **ESD8: Sustainable Design** of the 130 answers received 96% (125 respondents) agreed.
- 4.35 A total of 42 respondents made a comment. The most repeated comment stated that new development should be low density (7 comments). Other comments included that public green spaces should be provided within new developments (5), existing green spaces must be protected (4) and the character of Petworth should be retained (4).

Submissions

- 4.36 In relation to policy ESD4: Preserving Local Green Spaces, Southern Water state that they cannot support the wording as it could create a barrier in delivering essential infrastructure required to serve existing and planned development allocated in the District or Neighbourhood Plan.
- 4.37 The Environmental Agency have confirmed that they are pleased that all sites proposed for allocation are located within the areas of lowest risk of flooding.
- 4.38 Heritage England (HE) provided comments that Objective ESD01 should also recognise a historical perspective to Petworth's setting within the South Downs National Park. The HE welcomes objective ESD02 but would also welcome a specific objective of the conservation and enhancement of the Parish's historic environment. Furthermore, HE welcome and support Policy ESD1 and Policy ESD3 for its reference to historic character.

- 4.39 County Highways have outlined that rather than a DAS they would look for the impact to be assessed through a standalone and proportional transport assessment.
- 4.40 The SDNPA recommended policy wording changes to ESD1, ESD2, ESD3, ESD4, ESD5, ESD6 and ESD7. The changes to ESD1 and ESD6 sought to strengthen landscape protection elements of the plan. The changes to ESD2 sought to remove policy repetition within the Plan i.e. density is covered within the site allocation policies (H5, H6 and H7) as well as ESD2. It was also suggested that the policy could usefully acknowledged that within the historic town centre higher densities maybe more appropriate and in keeping. Technical clarity regarding when Design and Access Statements would be required was suggested in respect of ESD3. Similarly, clarity with national policy was suggested in relation to ESD4 and Local Green Spaces. Minor wording changes were suggested to ESD5 to improve readability. With regard to ESD7 it was suggested that this policy be deleted as it repeated policies within the emerging SDNP Local Plan.
- 4.41 The SDNPA also suggested removing references to Petworth Town Council being involved in the development management decision-making process.

How have the issues and concerns been considered?

- 4.42 In accordance with HE's recommendation Objective ESD01 was amended to include a heritage reference.
- 4.43 Policy ESD4 was amended to align with national policy. Whilst Southern Water's specific water infrastructure wording suggestion was not incorporated, policy alignment with national policy now ensures that the policy would not frustrate essential infrastructure delivery.
- 4.44 The County Council's transport assessment comment regarding Design and Access Statements (ESD3) has not been accepted as the planning application validation requirements of the South Downs National Park Authority stipulates that transport assessments are required.
- 4.45 The majority of the SDNPA comments have been incorporated fully into the Submission Draft Plan. However, it has not been accepted that reference to Petworth Town Council being involved within the development management process should be removed. Afterall Petworth Town Council is a statutory consultee on planning applications within the Neighbourhood Plan area. Deleting Policy ESD7 has also not been accepted given that the emerging Local Plan policies are subject to change and that the Neighbourhood Plan is likely to be 'made' ahead of the emerging SDNP Local Plan being adopted. 95% of respondents to the questionnaire also supported the inclusion of ESD7.

Working and Shopping

Questionnaire

- 4.46 **WS1: Petworth Town Centre** of the 127 answers received 83% (106 respondents) agreed. **WS2: Visitor accommodation** of the 126 answers received 91% (115 respondents) agreed. **WS3: Hampers Common Industrial Estate** of the 126 answers received 96% (121 respondents) agreed. **WS4: Land east of Hampers Common Industrial Estate** of the 124 answers received 93% (115 respondents) agreed.
- 4.47 A total of 37 respondents made a comment. Of most importance to respondents was the retention of the car parking in The Square (7 comments). Other issues mentioned included Hampers Green being a better site for development, not wishing to encourage an active night time economy and the need for a convenience store at Hampers Green (2 each).

Submissions

- 4.48 Outside of the town centre, the SDNPA suggested that WS1 be revised to require a retail impact assessment for application over 150m² as opposed to all developments. A policy title change to WS2 was suggested in light of the fact the policy related to the tourist economy and not simply visitor accommodation. The inclusion of landscape policy elements were also suggested to WS4.

How have the issues and concerns been considered?

- 4.49 With the exception of the floorspace threshold change, all of the SDNPA suggestions have been incorporated into the Submission Draft Neighbourhood Plan. Within the context of Petworth it was considered that town centre use development of up to 150m² could potentially have a negative impact on the town centre. In light of this, the suggested change was rejected.

Getting Around

Questionnaire

- 4.50 **GA1: Parking Requirements** of the 127 answers received 78% (99 respondents) agreed. **GA2: Pedestrian and cycle movement** of the 127 answers received 88% (112 respondents) agreed. **GA3: Traffic calming measures** of the 127 answers received 82% (104 respondents) agreed. **GA4: To protect and increase car parking capacity at Pound Street Car Park** of the 127 answers received 87% (110 respondents) agreed.

- 4.51 A total of 72 respondents made a comment. The most frequent response raised concerns over the proposed skate park reducing the amount of available parking (12 comments). The need for town centre parking to be retained was of concern (11). Other issues included the need for traffic calming measures (8), adequate resident parking to be provided (7) and the fact that it is believed that there is no space for cycle routes to be provided.

Submissions

- 4.52 County Highways has reiterated that the County Council Guidance on car parking in residential development and car parking demand character should be taken into consideration.
- 4.53 The SDNPA considered the GA1 parking standards were fairly demanding and welcomed clarity over whether the standards related to resident and visitor parking or simply resident. Concern was also raised regarding potential infrastructure 'double dipping' associated with some aspects of GA2 and GA3. Clarity wording suggestions were made to LW2.

How have the issues and concerns been considered?

- 4.54 Parking within Petworth has been a significant issue of concern by local residents throughout the plan preparation process. In light of this, the demanding standards proposed within GA1 are considered appropriate. Indeed 78% of respondents supported the policy.
- 4.55 All other suggestions made by SDNPA have been incorporated into the Submission Draft Neighbourhood Plan.

Leisure and Wellbeing

Questionnaire

- 4.56 **LW1: Community and leisure facilities** of the 128 answers received 95% (122 respondents) agreed. **LW2: Playing fields and sports facilities** of the 128 answers received 95% (122 respondents) agreed. **LW3: Assets of Community Value** of the 128 answers received 95% (121 respondents) agreed. **LW4: Retention of Assets of Community Value** of the 128 answers received 95% (121 respondents) agreed. LW5: Support additional community and leisure facilities of the 127 answers received 92% (117 respondents) agreed.
- 4.57 A total of 33 respondents made a comment. The most repeated comment stated the desire for a swimming pool in Petworth (7 comments).

Submissions

- 4.58 Chichester District Council provided comments which outlined that Policy LW4 can only be effective when an asset has been listed by the Council. Currently there are no Assets of Community value listed for Petworth.
- 4.59 The SDNPA suggested the removal of LW3 as it is not considered to be a planning policy. The rewording of LW5 was also suggested, as it was considered to read more like an objective than a planning policy.

How have the issues and concerns been considered?

- 4.60 In taking on board the SDNPA comments, Policy LW5 has been combined with Policy LW1.
- 4.61 The suggestion to remove LW3 has been rejected as the policy is considered to provide an important statement that proposals to designate Assets of Community Value will be supported by the Town Council.

Infrastructure

Questionnaire

- 4.62 **D1: Infrastructure delivery** of the 123 answers received 89% (109 respondents) agreed.
- 4.63 A total of 21 respondents made a comment which included that an improved water system is required (3 comments) and the concern that infrastructure will not be able to cope with new development (3).

Submissions

- 4.64 Southern Water have suggested an additional policy for the provision of water and wastewater infrastructure. The justification behind this is that the neighbourhood plan may need to provide new or improved infrastructure either to serve new development and/ or meet stricter environmental standards.
- 4.65 The Environmental Agency have recommended that environmental infrastructure, including habitat enhancements, water storage areas and green space is taken into account when looking to fund infrastructure.
- 4.66 The SDNPA highlighted a few potential 'double dipping' elements within the Plan and suggested a number of supporting text changes to clarify CIL infrastructure items. Clarity was

recommended within D1 to ensure that development was not delayed until all CIL contributions had been secured before development could commence.

How have the issues and concerns been considered?

- 4.67 An additional utility infrastructure policy was not considered necessary as site specific utility infrastructure associated with new development would be appropriately addressed through the development management and Section 106 process.
- 4.68 In response to SDNPA and EA comments sustainable drainage elements have been added to the site allocation policies (H5, H6 and H7).
- 4.69 The SDNPA recommendations regarding D1 and the delivery supporting text have been taken forward into the Submission Draft Neighbourhood Plan.

Broad Agreement with the Neighbourhood Plan

Questionnaire

- 4.70 Respondents were asked if overall, do they broadly agree with the draft Neighbourhood Plan and think it should be finalised and voted on at referendum. Of the 127 answers received 80% (102 respondents) agreed.
- 4.71 A total of 65 respondents made a comment. The most frequently repeated comment stated that they were in agreement with the draft Neighbourhood Plan (8 comments). Concern that development would create too much pressure on road infrastructure was mentioned by 7 respondents.

Submissions

- 4.72 No submissions have been made on these policies.

How have the issues and concerns been considered?

- 4.73 The comments have been noted but no changes to the plan were considered necessary.

Sustainability Appraisal

- 4.74 Comments were also received in relation to the Draft Sustainability Appraisal published alongside the Pre-Submission Neighbourhood Plan. Details of these comments and how they have been taken into account are set out within the Submission Draft Sustainability Appraisal.

5.0 Conclusion

- 5.1 In conclusion, the preparation of the Petworth Neighbourhood Plan and this Consultation Statement has been in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012).