



# **Consultation Statement**

## **Sompting Neighbourhood Plan**

### **2015-2031**



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**Neighbourhood Planning Regulations 2012 (Part 5 s15)**

**Published by Sompting Parish Council (Qualifying Body)**  
**August 2015**

**Sompting Neighbourhood Plan Consultation Statement**

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## 1 Introduction

- 1.1 This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the Legislative basis in section 5.0. It included the following:
- a) details of the persons or bodies consulted and how they were consulted
  - b) summaries of the issues or concerns of respondents to draft plan consultation
  - c) how they were addressed
- 1.2 The consultation statement also includes the following:
- Annex A: Comments from Adur District Council and other statutory consultees
  - Annex B: summary of consultation responses from residents and other bodies
- 1.3 The parish council and steering group has carried out a series of consultation activities with both community and statutory bodies as well as interested parties to enable an extensive engagement and involvement in the preparation of the Sompting Parish Neighbourhood Plan.
- 1.4 This consultation statement sets out details of all the events and activities carried out in the community and with key bodies identified as stakeholders. The engagement activities were carried out to ensure full inclusivity in the decision-making throughout the development of the plan. It also aimed to promote fairness and transparency to help achieve a high quality Neighbourhood Plan for the parish.



## 2 Background and Plan Preparation Process

- 2.1 Sompting began the process of undertaking a Neighbourhood Plan late 2011 and submitted an application to Adur District Council (ADC) to be designated. This designation was approved on the 5<sup>th</sup> September 2012
- 2.2 Since its inception, the parish council has undertaken a series of initiatives to engage and involve local residents. They engaged the professional services of Action In rural Sussex (AirS) to guide on the production of the Neighbourhood Plan and a steering group was set up.
- 2.3 The Parish Council and steering went on to prepare ideas on how the parish could evolve and develop over the next 15-20 years, by consultation with the local community. These primarily took the form of:
- establishing focus groups to help identify the main themes and plan the consultation strategy
  - thorough community engagement activities such as open days, surveys, workshops, website updates etc.
  - a profile of the parish identifying the issues it currently faces,
  - engagement with residents in identifying sites and working with two major landowners in the parish.
  - engagement with the Sompting Big Local to share ideas and concerns
  - a pre submission plan setting out a vision for the future, with objectives and policies was produced and underwent the statutory minimum six week consultation (Regulation 14 consultation)

**HOW DO YOU SEE THE SHAPE OF SOMPTING IN THE FUTURE?**

**GET INVOLVED**  
**TELL US YOUR VIEWS**

**WHO IS TO BE INVOLVED?**

The list is huge! It can consist of:-

- The community as a whole
- Businesses, local traders, Police
- Local organisations, Resident Associations
- Adur District Council, West Sussex County Council
- Youth organisations, Any other interested parties
- The Parish Council will not be creating the Plan. It is not a "Parish Council" Plan – it is your Plan!

**HOW ARE YOU TO BE INVOLVED?**

- A steering group will be formed
- Consultation will be undertaken via
  - Open meetings
  - Drop-in events
  - Mapping
  - Questionnaires
  - Interviews
  - Group sessions
  - Displays at various locations
  - Schools
  - Presentations to Organisations
  - Sompting Jubilee Festival stand

**CREATING A NEIGHBOURHOOD PLAN FOR SOMPTING**

**VOLUNTEERS needed!**

We are now looking for volunteers to join our working parties or steering group.

I would like to join (please tick)

Form steering group ☐

Focus group (e.g. housing, environment, business, transport, community and young people) ☐

Name	Address (e.g. Housing, Environment, Community)	Phone Number (e.g. 01243 123456)	Notes

If you need further information before you join us, please contact the Group leader the day of [consultation@sompting.co.uk](mailto:consultation@sompting.co.uk)

**2.4 The three main stages up to submission comprises the following:**

- State of the Parish Report – this report summarises all the evidence on which the SPNP will be based
- Pre-Submission SPNP – this report will comprise the draft vision, objectives, policies, proposals and map of the plan for a statutory six week public consultation period
- Submission SPNP – this report will take into account the representations received on the draft proposals during the public consultation period and will amend as necessary its content for submission to the local planning authorities

**2.5 Community engagement activities undertake throughout the preparation of the plan includes:**

- A public Neighbourhood Plan presentation held in May 2012 at the Harriet Johnson Centre
- An open day held on the at the Harriet Johnson Centre in June 2012
- SPDP exhibition at the Sompting Festival in June 2012
- A General Survey was sent to every household in the Parish in December 2012
- A survey report completed and uploaded on website
- Drop in session held to display survey result in April 2013 at the Harriet Johnson Centre
- An audit and assessment of sites across the parish
- Focus Groups reports completed and uploaded on website in September 2013
- The state report produced and published on the website in October 2013
- Workshop held with Statutory Consultees and key stakeholders in the district and Parish in October 2013
- Public drop in sessions held on potential policies and Halewick Site improvement in April 2014 at the Harriet Johnson Centre
- General updates in Sompting Signpost and web site
- Attendance at Resident Association meeting to present the Plan
- Open days during June 2015 at Harriet Johnson Centre, St Peter's Church hall, Joyful Whippet with questionnaires
- 2 day exhibition and questionnaires at Sompting Festival 2015
- Sompting Library, Harriet Johnson Centre and Adur District Council's main foyer exhibition and questionnaires



### 3 Steering Group and Focus Groups

#### 3.1 Steering group

In order to establish the steering group, posters and flyers were distributed across the parish inviting residents to a presentation of the neighbourhood plan and to volunteer to join the steering group. This information was also displayed on the parish website and the facebook page. The steering group was made up of representatives of Sompting residents, the Parish Council, the consultant - Action In rural Sussex, Adur District Council Planning Policy Officers and landowners. There were also representative from Sompting Estates Managing Agents and Lancing Business Park. The group met once every month at the Harriett Johnson Centre from 2-4pm.

#### 3.2 Focus Groups

The areas considered of great importance to the parish were identified after the outcome of the first public open meeting and five Focus Groups were set up to undertake work on the following topics –Environment, Business, Community & Young People, Transport and Housing. This was to help gather detailed local information to inform the Neighbourhood Plan. Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the Neighbourhood Plan.



## **4 Neighbourhood Plan Engagement Activities**

### **4.1 Launch and Open day**

The launch was held at the Harriet Johnson Centre which presented the proposed Neighbourhood Plan via powerpoint and static displays. Invitation to the event was through local paper, web site, Sompting Resident's facebook, noticeboards and Sompting Signpost, local shops and school children leaflets. Local business, schools, District Councillors and officers, Landowners invited. Event well attended with Steering Group being formed from attendees. The other open days were well attended now with the Plan's consultants attending. All events had static displays and as the Plan progressed updated information presented.



#### 4.2 Surveys

A comprehensive community survey as part of the Neighbourhood Plan consultation process was undertaken in December 2012. Survey forms were distributed in paper form and residents were also able to access a web-based version of the survey. The deadline for responses was the 30th December 2012.

The survey is intended to provide additional information on the character of the parish and the views of its communities on what the Neighbourhood Plan should seek to preserve and to improve. The Parish Council has published the outcome of the survey in a separate document but a summary of the key findings is included here:

The survey also sought to engage with young people and incorporated a young persons section for children under 18 years. An online link to the survey was provided and made available on the Sompting facebook page to engage more with the younger residents.

A total of 603 responses were received to the survey.





#### 4.3 Stakeholders Workshop

A planning workshop was held with key stakeholders after the state of parish report was published to help guide and establish the policy areas for the plan to focus on. This was attended by officers from Adur District Council, the South Downs National Park Authority, representatives of various groups and organisation in the parish, neighbouring parishes and members of the parish council and steering group

#### 4.4 Landowners

Residents were invited through the survey to suggest areas/sites where new developments could take place. Brownfield sites were naturally identified but as Sompting does not have a great number of available or potentially available brownfield sites, the equal choice was for land which is assumed to be greenfield. The responses were unclear on areas/sites so use of the site assessment sheets was required.

Sompting Estates is the landowner of the Local Planning Authority's allocated sites for future development (West Sompting). The Steering Group wanted to have good

communication and understanding with the landowner on how the Plan would evolve. This was achieved by having a representative of the Landowner as part of the Steering Group and keeping the landowner informed of progress. Sompting Estates attended the open days and the workshops.

The Plan initially involved the regeneration of the disused West Sussex County Council's waste transfer site (Halewick site) within the South Downs National Park area of the Parish. This site was identified by the resident survey as needing attention. The Steering Group had meetings with the Plan's consultants and the County Council to undertake a regeneration feasibility study on the site. As this progressed, meetings and site visits were convened with the South Downs National Park – the Planning Authority. Both were invited and attended the workshops.

In April 2014, residents were invited to comment on the future use of the West Sompting and Halewick site at the Harriet Johnson Centre.



### 4.5 Engaging with Adur District Council

At the forming of the Steering Group, it was decided that the officers of Adur District Council's Planning Policy should be included. The Local Planning Authority was revising its own Local Plan at the same time. The officers attended the Steering Group meetings, the launch and the following open days. Correspondence was done through emails with the officers given the opportunity to view and comment on documents as the Plan progressed. The officers' involvement was found to be critical to the Plan's positive creation as they were able to inform the Steering Group of any new legislation emerging within their work on their Local Plan that would have

an effect of the Plan's objectives and content. The officers were also able to inform District Councillors of the Plan's progress.

#### **4.6 Engaging with South Downs National Park Authority**

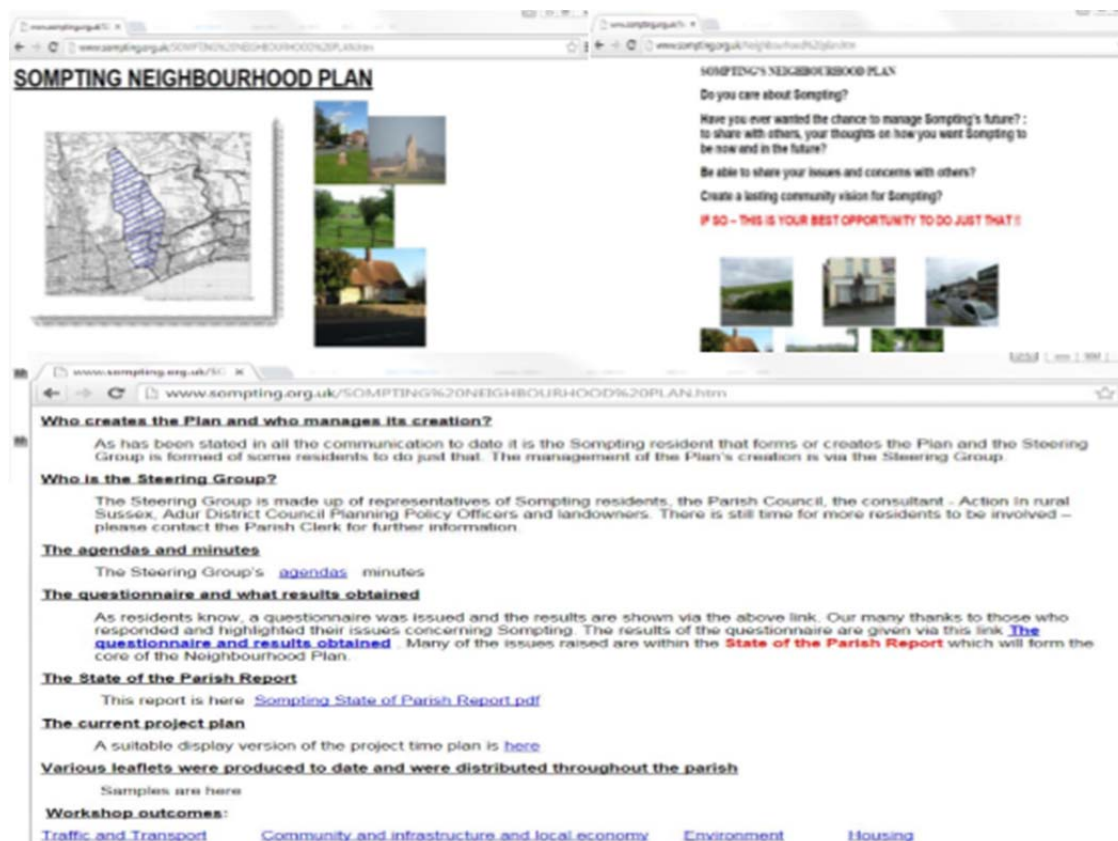
The designated area for the Neighbourhood Plan is split between the two Local Planning Authorities – Adur District Council and South Downs National Park. The latter as recently formed was undertaking its own Local Plan and due to this the Authority has been involved with the forming of the Plan. This has been achieved through attendance at some of the Steering Group meetings, emails and attendance at the workshops. The Authority was invited to view the Council's web site for updates and important documents as the Plan progressed and to make comments.

#### **4.7 Ongoing engagement with residents**

Parish Councillors and the representatives of the Local Community Groups being part of the Steering Group kept residents aware of the Plan's progress and reminding them of the importance of being involved. The Clerk and the Chairman of the Steering Group attended a Resident Association meeting to present the Plan.

A key part of the consultation process was to ensure that the local community contributed to the Neighbourhood Plan preparation. This was achieved primarily through regular updates on the parish council website, Sompting Signpost and the Sompting Residents Facebook page, and via newsletters, posters and flyers which are circulated to every household in the parish every quarter and through the village school.

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### 5 Pre submission Plan consultation (Regulation 14)

- 5.1 The Parish Council approved the pre-submission plan for a six week consultation period on 21<sup>st</sup> April starting 18th May 2015. It was publicised through various means to encourage maximum participation and inclusion. It was made available on the parish council website with a link for those who would like to respond online.

From the 18th May 2015, the document was made available at Lancing library, the Harriet Johnson Centre and Adur District Council Civic Centre.

“OPEN DAYS” were advertised in advance and held to provide residents the opportunity to meet steering group representatives and councillors to discuss the Plan.

- The open days were held on the following dates and venues:
- Monday 1st June 2-7pm at the Harriet Johnson Centre
- Monday 15th June 11am-2pm at the Joyful Whippet Valley Road, (North Sompting)
- Saturday 27th and Sunday 28<sup>th</sup> June 11am to 4pm at Sompting Festival, Sompting Recreation Ground

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- Monday 29th June 2-6pm at St Peter's Hall, Bowness Avenue. This was replenished occasionally.

A full list of those consulted is supplied in Appendix X

### 5.2 Responses to pre-submission Plan consultation

A form was provided alongside the plan asking residents and interested bodies and groups for their representations. See form below. A total of 36 responses were received throughout the consultation period. Of these responses -

- 7 were from the key statutory bodies
- 2 came from landowners and their agents
- 27 from residents in Sompting

#### **The following Statutory Consultees made Representations:**

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

*Appendix A includes these responses and the Steering Group's responses.*

**Agents:** Representations were also received from Sompting Estate as well as agents working on behalf Persimmon Homes Ltd.



## Regulation 14 Consultation Publicity



### 5.3 Overview of Responses

The response form to the pre submission plan included two questions.

Have we identified the important aspects, both good and bad, of living in Sompting?

Yes	26 (96.3%)
No	0
One person did not answer this question	

Overall do you support the Sompting Parish Neighbourhood Plan?

Yes	21 (77.8%)
No	6 (22.2%)

### 5.4 Representations to Policies

- **Policy 1: A Spatial Plan for the Parish.** 1 comment was made on this policy.
- **Policy 2: West Sompting:** 13 comments were made on this policy
- **Policy 3: Design:** 2 comments were made on this policy
- **Policy 4: Sompting Village Centre:** 4 comments were made on this policy
- **Policy 5: Local Green Spaces & Open Spaces:** 1 comment was made on this policy.
- **Policy 6: Rural Businesses:** 1 comment was made on this policy.
- **Policy 7: Broadband:** No comment was made on this policy.

Three respondents agreed with all seven policies

One respondent disagreed with all seven policies

Three general comments were made not relating to a specific policy.

Policy 2 received the highest amount of comments with the majority not in favour of the West Sompting Allocation which has nothing to do with the neighbourhood plan. The West Sompting Allocation is a strategic allocation which the neighbourhood plan cannot go against or stop. However the purpose of policy 2 is to influence this allocation to reflect the needs of the residents of Sompting.

### 5.5 Pre-submission consultation on Housing and Estate Design Guide

Consultation took place on the Housing and Estate Design Guide. Emails were sent to English Heritage; Environment Agency; Mike Tristram (landowner); Natural England; South Downs; Southern Water; Persimmon Homes on 27<sup>th</sup> July 2017 with a closing date of 18<sup>th</sup> September 2017.

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Responses were received from Turleys on behalf of Persimmon Homes and from Adur and Worthing Councils.

The key issues raised in relation to this Design Guide were considered.



**Regulation 14 Consultation Drop ins**



**6.1 Regulation 14 Summary Report (guided with the summary to be provided)**

6.2 The Regulation 14 Summary report below summarises the main issues and concerns raised by statutory consultees and also describes how these issues and concerns have been considered and where relevant, addressed in the submission Plan. This report is attached at appendix 1a

6.3 A schedule of the consultation responses and the Steering Group's responses to these comments is provided in the Regulation 14 Schedule of Representations attached at Appendix 1b. It also describes how these issues and concerns have been considered and where relevant, addressed in the submission Plan.

6.4 The recommendations in this report were provided by the Planning Consultant and were reviewed, discussed and agreed by the Steering Group in July 2015 and submitted to the Parish Council for approval in September 2015.

**6.5 Recommendations for modifications to the submission Neighbourhood Plan**

The recommendations for minor amendments to the relevant policies of the Sompting Neighbourhood Plan can be seen in appendix 1a. The document has been modified to take account of changes suggested by Adur District Council and the South Downs National Park Authority.

## **7 Conclusion**

7.1 Engagement with residents and statutory consultees has been carried out during the past thirty six months since the plan making process began. Sompting residents have had a number of opportunities to become informed about the Neighbourhood Plan and to help collect data, suggest improvements, and raise any concerns.

7.2 This Consultation Statement captures the consultation and engagement process undertaken. It is considered to comply fully with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations, 2012.



## **Appendix 1a: Regulation 14 Summary Report from Statutory Consultees.**

### **SOMPTING PARISH NEIGHBOURHOOD PLAN: August 2015**

#### **Purpose**

1. The purpose of this report is to summarise the outcome of the consultation period on the Pre Submission Sompting Parish Neighbourhood Plan (SPNP) held between May and June 2015. The report makes recommendations on how the SPNP should proceed in the light of representations made.
2. The report will be published by Sompting Parish Council (SPC) and it will be appended to the Consultation Statement that will accompany the submitted SPNP in due course, in line with the Neighbourhood Planning (General) Regulations 2012.
3. During the consultation period there were 27 representations made by local people, 7 by the statutory consultees developers/landowners and 2 by other local and interested organisations. The responses from the local community have been reviewed and analysed by the SPNP Steering Group and its summary of those responses is reported separately.
4. This report therefore summarises those representations made by the statutory consultees, developers/landowners and other interested organisations.

#### **Consultation Analysis**

5. The local planning authority, Adur District Council (ADC), has submitted a detailed response to the consultation and has welcomed the production of the Pre-Submission SPNP. ADC confirm at this stage that the Plan is in general conformity with the strategic saved policies of the Adur Local Plan and the emerging policies of the Proposed Submission Adur Local Plan (PSALP) 2014. As such, ADC confirm it currently meets the 'basic conditions'.
6. ADC's formal response has raised issues on some of the proposed policies. They confirm that where the SPNP goes beyond the requirements of PSALP 2014, these requirements should be carefully considered to ensure they are sufficiently justified. In this respect they have suggested (see page 1 of their response) a method of illustrating this.
7. Issues include:
  - Policy 1 – Spatial Plan for the Parish
    - o Consider how the Spatial Plan for Sompting could be made more locally distinctive.
    - o Suggested minor amendments to text to avoid repetition of the amendment in the PSALP to the Built Up Area Boundary which allows for the strategic allocation of West Sompting.

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- Policy 2 – West Sompting
    - Provide clarity that any development proposal will be considered against both the Adur Local Plan and the SPNP and that where the policy goes beyond the requirements of Policy 6 of the PSALP 2014 these requirements are sufficiently justified to ensure they are both necessary and achievable.
    - Amend inconsistencies in supporting text in relation to Design zones.
    - Suggested whether a separate policy on 'self build' would be appropriate, ensuring there is evidence supporting demand.
    - Further justification is considered necessary for the 20m landscape belt, community building, retail unit and walking and cycling routes.
  - Policy 3 - Design
    - Suggest a rephrasing of the policy to make more locally specific building on PSALP policy 15.
    - Circulate copies of the Sompting Housing Design Guide at an appropriate time
  - Policy 4 – Sompting Village Centre
    - Clarify the use of the term 'Village' (and also in Vision Statement 4.1). Does this refer to the historic village core or the whole of Sompting?
  - Policy 5 – Local Green Spaces and Open Spaces
    - Reference Policy 31 of PSALP in the supporting text
  - Policy 6 – Rural Business
    - Clarify where this policy applies and whether it is consistent with the policies of the SDNPA.
8. Representations have also been received from Historic England, Natural England, the South Downs National Park Authority, the Sompting Estate, Southern Water, West Sussex County Council and Turley on behalf of Persimmon Homes. In summary:
9. Historic England has suggested an amendment to Policy 2 as it relates to the Sompting Conservation Area and offers to provide further guidance on the use of character assessment and assistance with the preparation of the Sompting Housing Design Guide.
10. Natural England is supportive of the matters related to the natural environment and the measures outlined, particularly those related to the provision of green infrastructure and suggest minor corrections to the text.
11. South Downs National Park Authority welcomes the publication of the presubmission Plan, has made a number of observations and suggested amendments to the plan text and suggested modification to Policy 2 to reinforce the need for a Landscape Visual Impact Assessment
12. The Sompting Estate welcome the continued partnership working with the local community and make a number of detailed observations to correct statements principally regarding land management issues described within the Plan.

13. Southern Water have commented on the capacity of the existing infrastructure at West Sompting and that additional local infrastructure will be required. They propose an amendment to Policy 2 to address this and an additional Utility Infrastructure policy to ensure consistency with the NPPF and to inform their Investment Strategy.
14. West Sussex County Council confirms the proposed policies are in conformity with the West Sussex Transport Plan and encourages the use of their evidence base in support of the plans proposals. They suggest amendments to pooling restrictions in Paragraph 5.9 to reflect that these are already in place and backdated for s106 agreements agreed after April 2010.
15. Turley on behalf of Persimmon Homes welcome the opportunity to comment on the plan and make a number of suggested amendments:  
principally in respect of Policies 1 and 2. They support the general intent of the Spatial Plan for the Parish but seek explicit recognition within Policy 1 that the strategic allocation is supported. In respect of Policy 2 they look forward to working with the Parish and the local community to discuss the detail of the scheme but consider the wording of the policy to be too prescriptive and lacking flexibility and justification in some aspects including the provision of a new community centre; Design zones; serviced plots; green infrastructure; retail provision; and, pedestrian and cycle routes.
16. The Environment Agency offer no detailed comments but welcome the commitments to green infrastructure and opportunities to enhance Cokeham Brooks.
17. Highways England – no detailed comments received.

## Modifying the Submission Plan

18. The following amendments to policies are suggested to accommodate comments received from both Adur District Council and from the other consultees listed above. Once the Steering Group have reviewed all the consultation responses and considered modifications in their entirety it is proposed to have further detailed discussion with ADC prior to completion of the Submission Plan.
  - **Policy 1 – A Spatial Plan of the Parish** o Amend paragraph 1 to read, "...provided they are consistent with the development Plan". o Amend paragraph 2 to read more positively e.g. "*Development proposals outside the built up area boundary in the strategic gap between the proposed West Sompting strategic development area and the boundary with Worthing will only be supported if it can be clearly demonstrated that they will not undermine the character and integrity of the gap*". Whilst providing a more positive wording this retains the importance of the strategic gap to the local community.
  - **Policy 2 – West Sompting** – o Amend paragraph 1 to read "provided they accord with adopted Adur Local Plan Policies and the following principles"

- o Insert "Development proposals should conserve and enhance views to and from the National Park, particularly views from publicly accessible areas and Public Rights of Way, and be supported by a Landscape Visual Impact Assessment.
    - o Insert a new bullet point between (iv) c and d which states: "a green landscape gap between new development and Sompting Conservation Area that sustains the historic rural character of the village and its setting, and".
    - o Insert new item "viii. *The development should provide a connection to the sewerage and water distribution networks at the nearest points of adequate capacity, in collaboration with the service provider. This site will require new and improved water mains. The existing sewerage infrastructure present on and crossing the site must be protected, and future access secured for operational, maintenance and upsizing purposes.*"
    - o *Reword the supporting text to make clear the justification for items (ii), (iv), (v), (vi) and (vii) of the policy and where they exceed the requirements of the PSALP provide evidence (in a new supporting document?) as to why each of these is justified to be included in the policy. In respect of item (vi) whether there are any land ownership issues that will need to be overcome.*
  
  - **Policy 3 – Design**
    - o *Add value by making the policy locally specific to include design features which are important to the community and include a direct reference to the Sompting Housing Design Guide within the Policy*
    - o *Insert "Proposals will need to demonstrate that the design has responded positively to the Sompting Housing Design Guide"*
    - o *Adding a timetable for the preparation and adoption of the Sompting Housing Design Guide within the text will be helpful.*
    - o *Replace the word "enhance" with "respects".*
  
  - **Policy 4 – Sompting Village Centre –**
    - o Amend 2nd paragraph to read: "The Neighbourhood Plan will support proposals for new and replacement retail (A1) development within these frontages".
    - o In all references to Sompting Village ensure there is clarity in whether this means the historic village core or the Parish as a whole.
  
  - **New Policy 8: Utility Infrastructure –**
    - o Insert " *New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.*"
    - o The purpose of new policy is to ensure consistency with the NPPF and refer to SW comments for summary for supporting text.
19. ADC has also listed a number of 'minor points and suggested changes' (see pages 7 and 8 of their consultation response). These include suggestions to improve the accuracy of the supporting text and the updating of references.

20. They also include areas of the Plan where they feel further dialogue with ADC and SDNPA may be helpful, including a discussion on how the plan might be monitored. They confirm they would be happy to meet the Steering Group to discuss these issues and also arrange a meeting with the Council's Development management team to discuss how the Sompting Housing Design Guide may be applied in development management decisions.

## Recommendations

21. It is recommended that:

- The policies, supporting text and where necessary the proposals maps are amended, taking account of the suggested modifications outlined above
- Further evidence is gathered for justification of the requirements set out in Policy 2.
- Advice is sort from Historic England and ADC's development management team on the draft of the Sompting Housing Design Guide.
- Discussions are arranged with ADC and SDNPA on the subject of plan monitoring
- Further discussions take place with ADC officers once the modifications have been incorporated and prior to finalising the plan for submission for examination. This will be subject to the completion of the Basic Conditions Statements and Consultation Statements



**Appendix 1b: Representations from residents and agents with steering group comments**

Ref	Rep	Important Aspects identified	Overall support	Policy No	Agree or Disagree	Representation	Steering Group Comment
1	Resident	Yes	Yes				SG welcomes the support
2	Resident	Yes	Yes	4	Agree	We need more shops, schools and Doctors. More access roads into the estate	SG welcomes the support – The SPNP seeks to protect existing shops under policy 4 and is encouraging new facilities under policy 2.  Education contributions will be expected from the West Sompting Allocation (WSA)  The WSA proposes a new access road south of West Street.
3	Resident	Yes	No	2	Disagree	Volume of housing indicated totally O.T.T without improvement to infrastructure, roads especially	The quantum of development is set by the Adur PSALP.  The Steering Group agrees that the infrastructure and roads require improvements to accommodate the level of development contemplated
4	Resident	Yes	Yes	All	Agree	Well done All	SG welcomes the support
5	Resident	Yes	Yes				SG welcomes the support
6	Resident	Yes	Yes				SG welcomes the support
7	Resident	Yes	Yes				SG welcomes the support

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8	Resident	Yes	Yes				SG welcomes the support
9	Resident	Yes	Yes				SG welcomes the support
10	Resident	Yes	Yes	2		It would be good if Sompting Christian Community Church could be included and have space here. We already do a great deal of work in the community of Sompting with young people and families from the school (Sompting Village Primary School) We do messy church for families, fusion for teenagers, experience for 5-11 year olds and other community events. Part if Sompting Festival. We do a community week also, Ladies groups etc.	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
11	Resident	Yes	No	2	Disagree		Representation noted
12	Resident	Yes	Yes	2	Agree	I would like to see the Sompting Community Church as the main community building for the 480 proposed houses. They have a proven record of having the community interest at heart. And they would only be of benefit	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
13	Resident		No	All	Disagree	Most of this is to suit National Govt's unnatural growth, Not for our own population and we are the ones that suffer over population in our lives. So I say no to all, but natural growth.	Representation noted
14	Resident	Yes	No			I believe that the neighbourhood plan is unrealistic as nothing can be achieved unless the problem of the traffic along West Street is resolved. The building of 480 dwellings by 2031 will only add traffic along	The SG recognises the concern over the impact of the proposed development on West Street. The SPNP advocates working with the relevant authorities to help to resolve

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						West Street as the only access from the site will be via Loose Lane and will cause further environmental damage to the area. Traffic already backs up from Church lane to St Mary's Close at certain times of the day and will only get worse if the proposed development goes ahead. How will the traffic manage to emerge from Loose lane if West Street is congested? It is impossible to improve the flow of traffic through the old village (a conservation area) without either closing off Church Lane or demolishing all dwellings in the village and widening the road (an impossible solution). Until the problem of the traffic along the A27 is resolved, the rest of the plan is 2pie in the sky"	<p>this issue.</p> <p>According to the Adur PSALP the main access to and from the southern part of WSA will be via a new junction to West Street.</p>
15	Resident	Yes	Yes				SG welcomes the support
16	Resident	Yes	No	1	Disagree	<p>Unsure of the purpose of the BUAB, if proposals exist to potentially build beyond the boundary.</p> <p>Elsewhere policy states that SDNP can be built on provided landscape is preserved. I cannot see how you can preserve a landscape by building on it.</p>	<p>The Adur PSALP proposes an amendment to the BUAB boundary and the WSA lie within the new boundary.</p> <p>The SPNP does not propose development in the SDNP other than an appropriate reuse of the former Halewick Lane waste transfer site.</p>

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				2	Disagree	Broadly in favour of proposed footpath and cycle routes. Policy goes into great detail in some areas, but completely fails to state how additional traffic and population will be managed, and how it will affect our existing village. As it stands, West St. cannot cope with current level of traffic, let alone the additional amount that another 480 houses will create. I am strongly opposed to the current plans for additional housing in the village as I feel there are far more suitable areas outside of Sompting that would cause far less disruption to the community.	<p>SG welcomes the support for the footpaths and cycle routes.</p> <p>The quantum of development is set by the Adur PSALP.</p> <p>The SG recognises the concern over the impact of the proposed development on West Street. The SPNP advocates working with the relevant authorities to help to resolve this issue.</p>
				3	Agree	As mentioned, I am not in favour of the development in principle, however if it should take place I would be in agreement with the proposals set out in this policy. I note that paragraph 4.40 states that 'development should not have a negative impact on the road network' but fails to define how this will be achieved.	<p>SG welcomes support of policy 3.</p> <p>The SPNP advocates working with the relevant authorities to help to resolve transport issues.</p>
				4	Agree	In favour, however concerned about ambiguous nature of statement regarding shopping parades being safeguarded provided that they are 'viable'. Shops come and go all the time, but I would not like to see a kneejerk reaction changing usage to dwellings just because they might have been empty for a short period of time.	<p>SG welcomes support for policy 4.</p> <p>It is the viability of the shopping parade as a whole that is the key consideration</p>
				5	Agree	Would go further to fully protect all existing green areas as defined, so that they cannot be built upon under any circumstances.	SG welcomes support for policy 5.

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							However appropriate building to support open uses (e.g. toilets, changing facilities etc) would be considered acceptable under this policy.
				6	Agree	Again, nothing mentioned about road access.	Policy 6 is not allocating specific sites
				7	Agree		SG welcomes support.
				Other		Paragraph 5.11 refers to redevelopment of the former waste transfer site off Halewick Lane. As mentioned, this is a brownfield site which in my view would be ideal for housing development as an alternative to the sites proposed in Sompting village. Furthermore, this area already benefits from direct access to the A27, would have minimum impact on the surrounding housing, and would solve the 'eyesore' problem. One further note refers to the document itself – the definitions and labelling for 'Policy 2' (pages 23, 24 etc.) and the accompanying diagram were extremely difficult to follow due the switching back and forth between numerical and alphanumerical references.	<p>The former waste transfer site off Halewick Lane cannot be an alternative to the WSA which is a strategic allocation in the Adur PSALP.</p> <p>In any case, the SG does not consider that the criteria set out in para 5.11 would be met by a residential development.</p> <p>Comments about referencing have been noted.</p>
17	Resident	Yes	No	2	Disagree	Why does this protection not extend to the Northern area of the Brooks that will be part of the new building plans? How can more houses and roads possibly “improve our environment” Clearly the number of houses planned is excessive. Get some backbone and oppose this over-development.	<p>The existing SNCI is proposed to be extended to the north under policy 2iv(a)</p> <p>The quantum of development is set by the Adur PSALP</p>



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				3	Disagree	Is there any chance that developers will really do what is demanded of them?	The SPNP will become part of the Adur development plan which will guide future development proposals.
				4		Will you REALLY EXTEND Cokeham Brooks? It is clear that pedestrians and cyclists DO NOT mix safely. Therefore separate paths would be required. Public access will lead to mis-use and destruction of valuable habitat and wildlife etc., and petty crime.	The existing SNCI is proposed to be extended to the north under policy 2iv(a)
				5		Why not 100% of levy spent IN Sompting	This is controlled under Community Infrastructure Levy (CIL) Regulations 2010
				Other		Please get some backbone and oppose the over-development proposed. If we have to have some new houses, get the number reduced by 50% and hold developers to every clause in the agreement with them. Separate cyclists and pedestrians please.	The quantum of development is set by the Adur PSALP  Policy 2vi covers cycling and pedestrian access
18	Resident	Yes	Yes	2		Yes, we definitely need more housing - where do you propose to put the roads? Loose Lane. Sylvan Road - West Street already have big traffic problems- buses have problems getting around this area. We need more doctors' surgeries etc. Try getting an appointment in this area	The SG recognises the concern over the impact of the proposed development on West Street and neighbouring roads. The SPNP advocates working with the relevant authorities to help to resolve this issue.
				4	Disagree	Shops in Sompting are frequently empty for long periods of time. Why do we get more computer shops and take-aways etc. because other shop keepers can't make their business pay.	Representation noted
19	Resident	Yes	Yes	All	Agree		SG welcomes support

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20	Resident	Yes	Yes	2	Agree	Any future development in Sompting west of Busticle Lane must take into account the need for transport, healthcare, schools etc. which the extra population will require (Western Road)	SG welcomes the support –  Education contributions will be expected from the West Sompting Allocation (WSA)  The Steering Group agrees that the infrastructure and roads require improvements to accommodate the level of development contemplated
				All	Agree		SG welcomes support
21	Resident	Yes	Yes	2	Agree	I feel a church should be included to be used by Sompting Community Church who meet currently in the village school.	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
22	Resident	Yes	Yes	2	Agree	Surely this building should also be a home for Sompting Community Church (S.C.C) which currently meets in the school	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
23	Resident	Yes	Yes	2	Agree	Of course I must declare an interest but I hope that the community centre will provide a much needed church so it can continue and expand its work in our community	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
24	Resident	Yes	Yes	2	Agree	It would be good for Sompting Community Church to have a building as a base to serve Sompting	Policy 2v requires a community building. Its use by the Sompting Community Church would not be inconsistent with the policy
25	Resident	Yes	Yes	2	Agree	Currently Sompting Community Church are in need of a home and it would be great for them.	Policy 2v requires a community building. Its use by the Sompting Community Church would not be

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							inconsistent with the policy
26	Resident	Yes	Yes				SG welcomes the support
27	Resident	Yes	Yes				SG welcomes the support