

Petworth Neighbourhood Plan – Consultation information, February 2018

This note summarises the key pieces of information available to assist you in responding to the current consultation on the Petworth Neighbourhood Plan. This consultation covers new policy H8: Land South of Rothermead and any resulting changes to the plan only.

This summary should not be relied upon in its entirety. All the supporting information is available on the South Downs website www.southdowns.gov.uk/Petworthndp, at the Petworth Town Council Offices, Petworth Library and the South Downs Centre in Midhurst.

1. Introduction

- Petworth Town Council (PTC) submitted the [Petworth Neighbourhood Development Plan](#) (PDNP) to the South Downs National Park Authority (SDNPA) for examination in September 2017.
- An Independent Examiner was appointed to examine the Plan, this took place in November and December 2017.
- The Examiner considered representations and determined that no public hearing was required.
- The Examiner has now issued his [final report](#) and concludes, that subject to a number of modifications, the PDNP can proceed to referendum.
- The SDNPA must issue a 'Decision Statement' setting out how the PDNP will be modified in response to the Examiner's Report.
- Due to the Examiner's recommended inclusion of a new allocation for housing, representations are being invited from the **9 February to 23 March 2018** on that aspect of the plan only before final approval of the Decision Statement.

2. Examination Conclusions

- 2.1 The Examiner's conclusion in relation to new site allocation H8, can be summarised as follows:

The site is adjacent to the former grain dryer. The South Downs SHLAA had identified the site as having a capacity of 11 units (a net gain of 10). If allocated, it could achieve a modest additional contribution to meeting objectively assessed need for housing. The site selection analysis has recognised that it meets various sustainable development criteria. I consider that its landscape impact will be minimal, particularly when considered against the incursion of the Petworth South allocation. With appropriate landscaping this could offer a softer urban edge to the town.

The site was discounted from the public's expressed preference, as it was included in Option Two. Option Two included some patently unacceptable sites which would not have led residents to vote for that option. The issue raised by the objectors, is that the site was not rejected on the grounds of its own suitability, but because of its collective inclusion with other unacceptable sites.

The level of housing in the plan should be based on the development of acceptable sites, rather than being constrained to an arbitrary figure (of 150 homes), which was based on an assessment of deliverable sites.

- 2.2 The proposed policy is as follows:

Policy H8: Land South of Rothermead

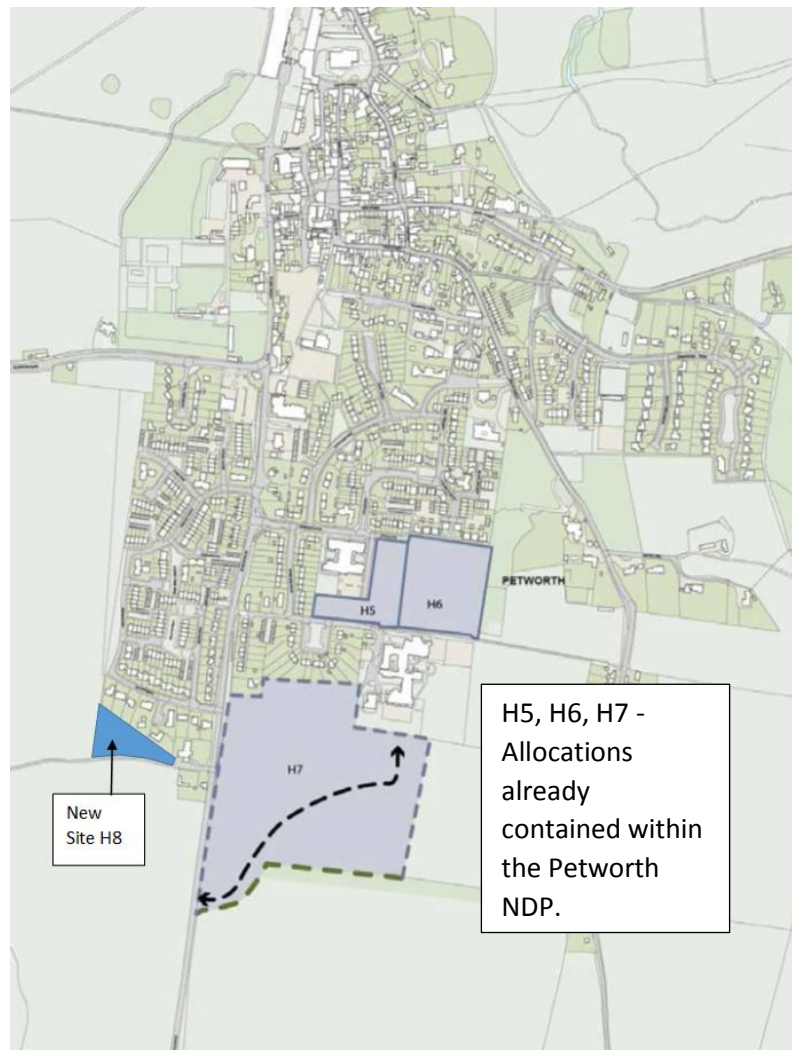
The Land south of Rothermead site, as defined on the Housing Site Allocation Plan, is allocated for approximately 10 dwellings.

Development proposals on the site should be landscape led and should:

- (i) Provide for vehicular access either across the adjacent Grain dryer site to Station Road or from the cul de sac from Rothermead through the site of 11 Rothermead.
- (ii) Deliver a planting and landscape strategy to minimise landscape impact along the southern and western boundary.

Development proposals must be accompanied by a Landscape and Visual Impact Assessment.

The proposal should demonstrate how an assessment of views has been taken account of in the design of the development. Any visual impact should be minimised through the site layout, building and planting and screening strategy.”



3. Next steps

The SDNPA will consider all the representations received on Policy H8. If the SDNPA decides to retain site H8 in the PNDP, the proposed Decision Statement will be published and the PNDP can proceed to referendum. If it is felt that the site should not be included in the plan, the matter will be taken back to Planning Committee for consideration. The referendum will be organised by Chichester District Council and will be held in early summer 2018. If over 50% of those voting, vote in favour of the NDP, then the Plan can be 'made' (adopted) by the SDNPA and will form part of the statutory Development Plan for the Parish of Petworth.

4. Consultation

Representations on the proposed inclusion of site H8 should be sent:

By post to: Planning Policy (Co Sarah Nelson), South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

By email to: neighbourhood@southdowns.gov.uk

The consultation closes on **Friday 23 March 2018**.

5. Further information

In support of the potential changes to the PNDP, changes have also been made to:

- Sustainability Appraisal / Strategic Environmental Assessment
- Habitats Regulations Assessment
- Petworth Site Assessments

These are all available to comment on as part of this consultation and are available in the locations specified above.