

FITTLEWORTH
**NEIGHBOURHOOD
DEVELOPMENT
PLAN** 2018-2033

**Consultation Statement
Submission – January 2019**

Formal activities and public consultation process 1/2

Public meeting to start project

Following publicity in the village magazine and via roadside posters, a public meeting open to all residents was called. 25 attended and after substantial discussion, it was unanimously agreed to proceed with the development of a Neighbourhood Plan.

20
November
2014



LOCATION
Village Hall

OUTCOME

A steering group consisting of three parish councillors and two other village residents was set up and met for the first time (with a representative of SDNPA) on 10/12/14.

The Parish Council endorsed and supported these developments at its meeting later in December.

Housing needs survey

It was agreed that we needed a specific Housing Needs Survey to build on the data collected by the more general Village Survey conducted in 2013. The survey was designed in conjunction with CDC's housing delivery team, who then played the major role in analysing the results and producing the final report.

May to
August
2015



LOCATION
House to house survey

OUTCOME

Survey conducted May/June 2015 by volunteers delivering forms to (and collecting from) each household, with a response rate of 58.5% of households (64.4% of population). Report produced and agreed August 2015 and forms Appendix 1 of the Neighbourhood Plan.

Initial public consultation

Publicised in the village magazine, on the village website, and by roadside posters, a display showing the findings of the Housing Needs Survey, indicating potential development sites (as shown in SDNPA's SHLAA document), and describing progress with the Neighbourhood Plan. Steering Group members present to answer questions each day.

30-31
October
2015



LOCATION
Village Hall

OUTCOME

93 questionnaires were returned by villagers who attended the consultation; an analysis of the responses is presented as Appendix 6 to the Neighbourhood Development Plan.

Preliminary Neighbourhood Development Plan

available for comment on village website

Building on the Housing Needs Survey, and the responses to the initial public consultation, a preliminary version of the Neighbourhood Development Plan was posted on the village website <https://fittleworth-pc.org.uk/neighbourhood-development-plan/> and informal responses invited from the Parish Council and the community.

March
2016



LOCATION
Village website

OUTCOME

Informal responses

Formal activities and public consultation process 2/2

Pre-submission version of Neighbourhood Development Plan

The initial version of the Plan was extensively developed, with the incorporation of a Sustainability Appraisal and Habitat Regulations Assessment as ruled necessary by SDNPA. The Pre-Submission version of the Plan was published on 15th January 2018.

15
January
2018



LOCATION

Village website, hard copies available at church, Swan Inn and Village Hall

OUTCOME

Informal response

Invitation to statutory consultees to make representations on pre-submission Plan

15
January
2018



LOCATION

By email

OUTCOME

Written responses as listed below from 9 consultees

Public presentation of pre-submission Plan and invitation to residents to make representations

Steering Group members present to answer questions each day.

19-20
January
2018



LOCATION

Village Hall

OUTCOME

Written responses as listed below from 13 individuals.

Submission of revised Plan, Consultation Statement and Basic Conditions Statement to SDNPA

January
2019



LOCATION

By email to SDNPA. All documents available on village website.

OUTCOME

Consideration of Plan by SDNPA with view to further consultation and then examination by independent Inspector.

Representation	Date received	Section	Paragraph/ page	Comments	Response
SDNPA	05/03/2018		General	Paragraph numbering recommended	Main paragraph numbering will be incorporated
			Objectives	Make more Fittleworthy by reference to local features	Enough features already incorporated
			Page 6	Show Landscape Character areas on map to be provided.	New map received from SDNPA and will be incorporated and references 2011
			Page 9	Credit Tranquillity map and OS reference	Map with CPRE reference received will be incorporated
		FITT 1	Page 18	Detailed suggestions including map indicating location of views	Criterion c) safeguarding views: our most notable view is view 59 in South Downs policy S6 and it is difficult to identify others to the point where they might be of use in the Planning process
		FITT1	Page 19	refer to heathland alongside trees and hedgerows	Criterion b) Agree to add "heathland"
				reference to safeguarding views	It is thought there are enough references to and images of views
				Removal of criterion (e) as duplication	Agreed
		FITT 2	Page 19	Wording on greenfield sites	Will change to "Development proposals which could support or are in close proximity to protected species"
		FITT 4	Page 21	Heritage Policy needs more detail, plus consideration of local assets	Historic England has responded. It is felt that this Plan is not the right vehicle for these proposals.
		FITT 5	Page 23	Reference to fibre/ internet. Covered by SD Local Plan policy SD44	Not inappropriate for NDP and left unchanged
		Housing Sites Map	Page 26	Map does not reflect exact settlement boundary as in 1999 Chichester Local Plan. Requires more accuracy	Agreed. New map to be incorporated
		FITT 8	Page 27	Breakdown criterion a) for ease of reading.	Agreed. Criterion a) should be broken down as follows: a) The development is located where there is easy access to public transport and pedestrian access to and within the settlement area; b) Opportunities should be taken where appropriate to mitigate the impact of the development on the local transport network, and provide a safe access point onto the highway
				In criterion b) there are differences with SD local Plan policy 28. Suggest some moving to supporting text.	Agreed. Criterion b) now becomes: c) The development includes a range of homes which respond to people's needs both now and in the future including a percentage and tenure of affordable housing that complies with the relevant development plan policies and appropriate local connection criteria
		FITT 9	Pages 28/29	Supporting text. Numbers of homes higher than in SD Local Plan	The number of (particularly affordable) homes has been determined by the results of surveys of the village residents.
		Appendix 7		Proposals Map: Boundary of Settlement area incorrect	Agreed. Will be corrected
				Bus stop and footpath requirements not identified	It is not felt that such detail is appropriate for this strategic plan
		Appendix 8		Conservation areas	No further changes envisaged

			General	No reference to Community Infrastructure Levy for potential use on projects/ infrastructure needs . CILs will be generated	Possible uses of CIL for infrastructure improvements are being considered in the village community but none has yet become sufficiently well defined to be described here
		Appendix 9	All	Replace App 9 with Site Assessment for Fittleworth Neighbourhood Development	Agreed. Consequential changes to contents lists on pages 2 and 31, and facing sheet of Appendices.
				Plan and associated Annexes A and B	Also, page 27 Sites to be allocated, 3rd paragraph, 2nd sentence should be amended to read 'This site appraisal is provided at Appendix 9'
Southern Water	12/02/2018			Price review process to coordinate with new development and local infrastructure, such as sewerage system, should be delivered through the development process.	This will be for the relevant planning authority to implement and it is not considered appropriate to include this in the strategic overview of the NDP
				Need to connect to local systems and if necessary to provide off site infrastructure.	
		FITT 3	Page 20	Further wording recommended on water environmental management.	Agreed. Heading "Management of the Water Environment" becomes " Management of the Water Environment and Utility Infrastructure"
					Title of FITT3 becomes " Water and Utility Infrastructure Management "
					The following words will be added to this policy " 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 Plan"
			Page 28	Flooding; It is noted that the sites selected are low risk.	The higher than average water table on the site at the corner of Limbourne Lane and the A283 (CH033) is noted in the Plan. At one corner is a large pond. To cope with times of heavy rainfall, water storage measures could be incorporated as elsewhere on recent developments.
		FITT 5	Page 23		An additional bullet point on FITT5 will read: "That the use of appropriate design and materials to reduce the problems of surface water flooding is recommended."
		FITT 3	Page 20		The following words should be added to FITT3 as a final paragraph: " Part of the parish is within a Ground Water Protection zone (see map attached) and any development should ensure that it does not negatively impact on this zone and therefore affect water quality"
Environment Agency	23/01/2018			Noted a need to conform to National and Local Planning policies particularly the National Policy Planning framework and the Chichester Local plan. Sites are deemed low risk	
		FITT2		Infrastructure delivery	We feel this is covered by FITT 2 Biodiversity
		FITT3	page 20	Wastewater Treatment and Water Management	Dealt with in our response to Southern Water
		FITT4		Heritage	Heritage will be for the relevant planning authority to enforce the details of the relevant policy at the time of application

		FITT5	page 23	Design of New development	We shall incorporate the following words as the last bullet point in FITT5 “Where appropriate development should employ Sustainable Urban Drainage Systems”
		FITT9		Waste water disposal	This is dealt with under the Southern Water response.
Highways England	15/02/18	Traffic		Allocated sites are remote from the Strategic Road network and are unlikely to have a significant impact. No further assessment required	Fittleworth has real concerns about traffic volumes through the village on the A283 and B2138 as indicated in Community Aim – Traffic. Both allocated sites are on A283 where currently there is a good bus service during the day. Concern that major developments to the South of the village generate higher traffic flows through the village as A283 and B2138 act as feeders to the A24 and A3. While local development may not need improvements to the Strategic Road network, other developments have an impact on local roads.
Wisborough Green	01/02/18			No adverse comments.	
Historic England	19/02/18		page 3	Vision. Amend “historic but viable” to “historic and viable”	Agreed
			page 11	Further detail on historic context of Fittleworth	Add the following to the initial sentence: “However there have been numerous local finds of flint axe heads and other knapped flints as evidence of a Mesolithic and possibly Palaeolithic culture. At Coates, LIDAR technology uncovered a group of Bronze Age barrows, and Roman artefacts have also been found. Add the following to the end of the second paragraph “Certain farm fields north of Upper Street (A283) retain their medieval field boundaries”. Insert after “ The Conservation Areas “all of which were designated in 1984.”
		Policy FITT4	page 21		Insert the words “and of the wider historic environment” between “asset” and “is” in line 2. The South Downs National Park is committed to the preparation of character appraisals and management plans for the conservation areas but admits it will take many years to achieve comprehensive coverage. The one Grade II listed building at risk has been fully restored in the last year.
		Policy FITT 4	page 21		The Design and character on page 22 together with FITT4 is effectively a Village Design Statement.
				Affordable Housing	The plan tries to reflect the concerns about demographic trends and the need for affordable housing within the limits of National policy.
Chichester DC	08/02/18	FITT6		Widening the scope of this policy to include the protection of all community facilities.	The SDNPA Local Plan policy SD43 covers this and there is no need for incorporation in this plan
	16/02/18	FITT 8		Removal of words “by people with a local connection to Fittleworth “	FITT 8 c) will be amended to: “The development includes a range of homes that respond to peoples’ needs both now and in the future including a percentage and tenure of affordable homes that complies with the relevant development plan policies. This policy will be applied to new build and resale on the sites within the plan”
		FITT 9			Bullet point b) i) will be changed to read: “ At least 40% of the units (i.e. homes) are affordable housing and secured as such in perpetuity.”

		FITT 9	page 29		2nd paragraph to read "Greatpin Croft (site CH031) was an area developed for social housing between the 1930s and 1950s. A number of units have been sold under the "right to buy" legislation, but much of the area is still owned by Hyde Housing Association. While no sites are currently available for the development of 6 or more units we anticipate that windfall sites will become available. If sites do become available the following rules should apply : "
West Sussex CC	16/02/2018	Location of Housing Sites	page 27	Strategic Traffic Assessment	Last paragraph to read " Where development takes place proper consideration must be given to the wider issues of traffic in the area. This particularly applies to development along the A283 and B2138. Reduced speed limits or mini roundabouts can facilitate improved traffic flows and improve safety, or other speed reduction measures could be incorporated as necessary and appropriate.
				Public Rights of Way	Consideration has been given to suggested opportunities for enhancing local PROW and off road accessibility. There might be some potential to create new bridleways but it will be more appropriate to consider each one at planning application stage. The potential for a new bridleway between the Fleet (A283) and Sandy lane is unlikely because of gradient.
Non public body responses					
Ines Garcia and Bernie Spiegelhalter	18/02/2018	FITT9	page 28	Concern over drainage of plot on corner of Limbourne Lane	This is highlighted in the Plan on page 28 Fitt 9 section b) iv).
				(CH033)	This will be a matter for the planning authority when an application is made. It has been noted that downstream water dispersal will be essential
				Fleet Cottage (CH032) drainage not clear	This will be dealt with at the time of an application on this site .
		FITT 9		Traffic Calming measures required	This is dealt with under FITT 9 on page 28 items a) v) and b) v)
				Bus Stop improvements.	This is a matter for the Parish Council in their day to day activities. It is not part of the Strategic Planning but consideration will be given to pedestrian access at the time of an application.
		FITT6	page 22	Parking issues for new development.	Policy FITT 6 deals with design , the built environment and parking and garden requirements.
Margaret Welfare	18/02/2018			Need for further mention of Mesolithic and Palaeolithic past of the village	See our response to Historic England and the inclusion of further wording.
Rebecca and Andrew Spiers	01/03/2018	FITT 9		Flooding concerns on site CH032	These are dealt with in the plan under FITT 9 b) iv)
				Wildlife habitat lost on site CH032	Any greenfield development will risk loss of habitat and we feel this will be dealt with at the appropriate time by the relevant planning authority
				Increased traffic because of development	It is not thought by SDNPA nor the Highways departments that such development will increase traffic to any detrimental effect. It is expected that traffic calming measures required will be beneficial on the A283.
Anthony Poole	21/02/2018			Various grammatical corrections	We appreciate these comments which will be incorporated in the final draft.
Liz Saunders	25/02/18	FITT 5		Excessive housing density proposed for CH032	This is in line with SDNPA policy and density is dealt with under FITT 5 page 23

		FITT 9		Excessive traffic generation on A283 and in particular by the Old Rectory, Hallelujah Corner	This is dealt with under FITT9 , a) and B) v). Further traffic aims are not part of a development plan but are dealt with on page 30 under Community Aim – Traffic
				Previous planning consents denied .	This will be a matter for the local planning authority
				Provision of further amenities such as doctors surgeries	This is dealt with under the SDNPA Local Plan
TC Morris	25/02/2018	FITT 9		Strong objection to development of CH032 including flood risk. Development should only take place on the raised ground at the eastern end of the field, with new drainage arrangements	Flood risk is dealt with under FITT 9 b) iv). SDNPA and the Fittleworth Neighbourhood plan team have considered many sites and found this to be possible for development given proper constraints imposed by the relevant planning authority
		FITT5	Page 23		We shall include a further bullet point under FITT5 to read “That appropriate landscaping and screening will be required on the boundaries of each site”
Paul and Claire Johnson	25/02/2018			Not aware of Fittleworth Neighbourhood development plan until recently	Please refer to the various surveys and consultation listed above that details the extensive publicity given to the draft plan
		FITT 9		Flooding risk on CH032	This is dealt with under FITT 9 b) iv)
				Traffic turning in and out of Limbourne Lane	It is expected that any development of this site will incorporate traffic calming measures which will improve the A283. FITT 9 a) and b) v)
		FITT 5		Density of the development	This is dealt with under FITT 5 and will be addressed at the time of application by the relevant planning authority
Alan and Susan Haywood	26/02/2018			Concern over the time period of the Plan	This is a 15 year plan for the village under the auspices of SDNPA.
				Concerns that Fittleworth Common does not have greater prominence.	We consider Fittleworth Common (which is privately owned) to be hugely important to the village.
				Concern that more houses are proposed than originally mentioned	The Housing survey identified a need for more than the original number proposed by SDNPA. However the current proposals have been agreed as appropriate over 15 years.
				The Fleet development proposal (CH033) needs to avoid creep up the hillside	A new plan of CH033 will be included ensuring a barrier between the development and Fittleworth Common (see FITT9 a) iv))
		FITT 9		Traffic issues and speeding cars on the A283	It is expected that under FITT9 a) v) appropriate measures will be taken to calm vehicles on this road
				Strip development towards Pulborough unwise and further development on A283	It is difficult to find sites in close proximity to all Fittleworth’s amenities where 6 or more houses can be built (South Downs National Park directive)
				North of A283	The Plan is intended to stop any further development elsewhere except wind-fall sites (under 6 units)
					Even these will have to conform to the Neighbourhood Development plan .

				Use of cars to access village amenities	The sites chosen are deemed to be close to village amenities with sufficient pathways available. Other sites further out in Fittleworth have been rejected as not having access to pathways, or public transport
Hilary Jeffs and Colin Byrne	26/02/2018			The plan does not accord with the strategic aims of SDNPA, nor the identified housing needs	The Plan has been produced in conjunction with SDNPA and has been monitored throughout by SDNPA. However the SDNPA required only 6 housing units in the next 15 years, Fittleworth surveys identified a greater need. Within the bounds of central government policy we have incorporated additional housing above that required by SDNPA. While we would like to incorporate more affordable housing, central government does not currently allow for any more than is set out in the Plan. The plan reflects SDNPA policy on affordable housing
				The sites are greenfield and will affect biodiversity.	There are no infill sites available to provide 6 or more units and therefore we have chosen sites agreed with SDNPA which are adjacent to existing development. We are unable to provide the need element without such development.
				Tranquillity	We are advised by SDNPA that such development will not affect the tranquillity of the area
		FITT 9		Flooding	FITT 9 covers the issues of planning for a site (CH032) which has higher than average water table
				Amenities such as school.	The current CofE School caters for many children from outside the area, therefore can absorb more local children
				Public transport	The sites chosen are on an established bus route but the Plan is not able to affect local public transport facilities
				Local employment	There are few opportunities for working locally, as identified in the Plan. However commuting to local towns, or London, and working from home are all possibilities
				Increased traffic on A283	The Highways Authority do not feel there are any problems with increased traffic, but traffic calming measures brought about by development may be beneficial in slowing traffic
Chris and Jill Joel	26/02/2018			Greenfield sites being used	There are no infill sites available to provide 6 or more units and therefore we have chosen sites agreed with SDNPA which are adjacent to existing development . We are unable to provide the need element without such development
		FITT 9		Traffic and dangerous junction at A283 and Limbourne Lane	This is covered in the plan FITT9 a) and b) v). It is felt that traffic calming measures will improve the junction.
				Concerns over local transport and environment.	We are unable to influence public transport facilities through our Plan.
Batcheller Monkhouse	20/02/18			Inability of plan to provide the required number of affordable units.	SDNPA required only 6 units and would not have approved our plan had we exceeded the number of units proposed.
					We are limited in the number of affordable units on sites available and accepted by SDNPA for development. We are not reliant on windfall sites for affordable units except in Greatpin Croft which is owned and operated as social housing. We are complying with all SDNPA policies on this

		FITT 9		Flooding on CH032.	This is dealt with in FITT9
				Alternative site CH034	An environmental study provided by an SDNPA Environment officer eliminated this site on numerous grounds including, visual interruption of views , a mediaeval field pattern, proximity to the Serpent Trail, and change of use from Agriculture. This is also covered in Appendix 9 Site Assessment for Fittleworth NDP
Nova Planning on behalf of Montagu Developments	23/02/2018			In relation to CH033. Confirmation of agreement to comments made in relation to this site. Expectation that the site could accommodate up to 15 dwellings	We believe that 12 units fulfils the requirements of housing units in Fittleworth together with 6 at site CH032. With regards environmental and flooding concerns we believe 12 units represent optimum development
				Confirmation that appropriate surveys and investigation will be undertaken prior to application for development	This will be a matter for the relevant planning authority.

Sustainability Appraisal (incorporating Strategic Environmental Assessment) and Habitat Regulation Assessment

The Fittleworth NDP was screened by SDNPA and it was decided that both a Strategic Environmental Assessment (SEA) and a Habitat Regulations Assessment (HRA) should be produced.

The SEA and HRA were prepared alongside the development of the pre-submission Fittleworth NDP, and have informed the content of the NDP. The following mitigation measures were recommended by the SEA and HRA and these modifications are included in the submission version:

SEA/HRA		Section	Paragraph/ page	Comments	Response
SEA		FITT3	20	Add at end of 'Management of the water environment' paragraph a further sub paragraph 'Part of the Neighbourhood Plan area falls within a Ground Water Protection Zone (see Map), therefore new development should ensure that it does not negatively impact on this zone and hence affect water quality.'	Agreed. Map of Ground Water Protection Zone will be added.
SEA		FITT 5	23	Add bullet point to list of design principles: 'That appropriate design and materials should be incorporated into new development to reduce the problems of surface water flooding'	Agreed
SEA		FITT 5	23	Add to the last bullet point (concerning renewable and low carbon technology) Such technology should not detract from the from the high quality landscape and built environment of the parish'	Agreed

HRA		FITT 6	24	Add criterion: d) Appropriate design and mitigation should be put in place with regard to impacts on bats, including limiting light spill to no greater than 0.5 lux outside of the boundaries of the development site and criterion: e) A survey by a suitably qualified ecologist should be undertaken to support a planning application to assess the existing and likely barbastelle bat habitat	The community shop has been built, and the shop and new playground were due to open in October 2018. The planning application for the development (SDNP/17/00079/FUL) included a Preliminary Ecological Appraisal Report and Bat Roost Assessment. We believe that any further assessment should wait until the operation of the new facilities has settled down
HRA		FITT 9	Pages 28/29	FITT 9 a point vii) and FITT 9 b point viii) should be replaced with 'Appropriate design and mitigation should be put in place with regard to impacts on bats, including retaining key features used by bats, avoiding installation of lighting, and limiting light spill to no greater than 0.5 lux outside of the boundaries of the development site.' All three proposed developments should have this additional criterion included: 'A survey by a suitably qualified ecologist should be undertaken to support a planning application to assess the existing and likely barbastelle bat habitat'	Agreed