

Appendix 2. SDNPA response to the Fittleworth Submission (Regulation 16) Neighbourhood Development Plan

All references to emerging South Downs Local Plan (SDLP) policies relate to the Submission version rather than any subsequent revision (unless specified). All text to be added is underlined, all deleted text is ~~struck through~~.

Reference	Comment	SDNPA Recommendation to Examiner
Basic Conditions Statement	The table which describes the Fittleworth conformity with saved policies of the Chichester District Local Plan and the emerging South Downs Local Plan is incorrectly titled. The title should read 'Fittleworth NDP – Conformity with the Local Development Plan'	Amend table heading on page 5 of the Basic Conditions Statement to read 'Fittleworth NDP – Conformity with the Local Development Plan'
General	The FNDP should include a copy of the original designated neighbourhood area map, so it is clear to the reader where policy contained in the FNDP is to be applied. This could be included as an appendix in addition to the policy map	Include a copy of the designated neighbourhood area map with the FNDP
Chapter 2 The Legal Framework for a Neighbourhood Development Plan	The SDNPA would like to see this section set out clearly what forms the Development Plan for the village of Fittleworth. This should include reference to the South Downs Local Plan, Fittleworth Neighbourhood Plan, West Sussex and South Downs Waste Local Plan 2014 and the West Sussex and South Downs Joint Minerals Local Plan 2018. This could be included as a short paragraph in section 2.	Section 2 of the FNDP to include reference to the South Downs Local Plan, West Sussex and South Downs Waste Local Plan 2014 and the West Sussex and South Downs Joint Minerals Local Plan 2018 to make it clear what the development plan consists of locally
Policy FITT5	One of the criteria of this policy require new development to demonstrate that 'the development will contribute to and be compatible with local fibre or internet connectivity'. It is not clear how this would be a design consideration in relation to new development. Clarification is required to ensure decision makers users of the FNDP are clear as to the intention of this policy	Further clarification to be provided for this policy clause in supporting text or, consideration should be given to moving this policy clause to Policy FITT8
Policy FITT9 a) Fleet Cottage	Policy Fitt9, housing allocation policy a. requires an appropriate contribution to be secured towards the provision of affordable housing elsewhere in the village, in accordance with the development plan policies. At the time of writing the FNDP this would have been the correct approach. However, the progression of the South Downs Local Plan now requires 2 affordable dwellings to be delivered on site on sites of 6 dwellings. Therefore this policy clause should be amended to read 'Two affordable dwellings will be secured on site, at least one of these dwellings should be a rented affordable tenure, as per the Development Plan'	Policy FITT9 The following sites are allocated for housing development, as shown on the Policies Map, subject to the development principles outlined below (rejected sites are discussed at Appendix 9): a) Fleet Cottage (CH032) is allocated for about 6 homes provided that: i) The settlement area to which this site abuts is extended to incorporate this site; ii) Appropriate contributions are secured towards the provision of affordable housing

		elsewhere in the village in accordance with Development Plan policies; Two affordable dwellings will be secured on site, in perpetuity, at least one of these dwellings should be a rented affordable tenure, as per the Development Plan'
Policy FITT9 a) Fleet Cottage	Policy Clauses v and vii are repeated, one of these policy clauses could be removed	Remove either policy clause v or policy clause vii to remove repetition
FITT9 b) Land at corner of Limbourne Lane / The Fleet	Policy Fitt9 housing allocation policy b. requires at least 40% of the units to be affordable housing secured as such in perpetuity. At the time of writing the FNDP this would have been the correct approach. However, the progression of the South Downs Local Plan now requires development proposals of 11 or more homes to provide a minimum of 50% of new homes created to be affordable homes. Therefore it is recommended this policy clause is amended to align with the South Downs Local Plan Policy SD28	b) Land at corner of Limbourne Lane/The Fleet (CH033) is allocated for about 12 homes provided that: i) At least 40 <u>50</u> % of the units (i.e. homes) are affordable housing and secured as such in perpetuity;
FITT9 b) Land at corner of Limbourne Lane / The Fleet	The existing bus stop on the north side of the A283 (Opposite Wyncombe Close) is far from ideal (it has only a very small standing area, no shelter, no safe pedestrian access and it is hidden by vegetation). Could the allocation for Limbourne Lane/The Fleet include a requirement to re-site the bus stop (preferably including a shelter) onto the frontage of the new development, as long as this would not result in the loss of roadside trees?	The Qualifying Body to consider whether an additional requirement for Policy FITT9 b. to require the new development to include a new bus stop facility to replace the inadequate facility further along the A283. Alternatively this could be explored with the Highways Authority using the Parish CIL receipt.