

**Agenda Item 13**  
**Report PC19/20-16**

Report to	<b>Planning Committee</b>
Date	<b>12 September 2019</b>
By	<b>Director of Planning</b>
Title of Report	<b>Making of the Storrington, Sullington &amp; Washington Neighbourhood Development Plan</b>
Purpose of Report	<b>To make the Storrington, Sullington &amp; Washington Neighbourhood Development Plan part of the South Downs National Park Authority's (SDNPA) statutory Development Plan</b>

**Recommendation: The Committee is recommended to:**

- 1) Note the outcome of the Storrington, Sullington & Washington Neighbourhood Development Plan Referendum;**
- 2) Agree to make the Storrington, Sullington & Washington Neighbourhood Development Plan part of the SDNPA's Development Plan for the part of the parishes of Storrington, Sullington & Washington within the South Downs National Park.**

**1. Introduction and Summary**

- 1.1** Storrington & Sullington and Washington Parish Councils (SSWPC) are the 'qualifying body' with responsibility for preparing the Storrington, Sullington & Washington Neighbourhood Development Plan (SSW NDP).
- 1.2** The Storrington, Sullington and Washington Neighbourhood Area was designated by the SDNPA on the 10 December 2013 and by Horsham District Council (HDC) on the 19 December 2013. The neighbourhood area is partially within the National Park, with the main settlement of Storrington outside the National Park. HDC are the lead Local Planning Authority for the neighbourhood plan.
- 1.3** Following independent Examination, the SSW NDP has been subject to community Referendum with 86% of those that voted, voting yes.
- 1.4** The SSW NDP is now part of the Development Plan and the SDNPA are required to take a decision to formally 'Make' the Neighbourhood Plan within 8 weeks of a successful Referendum, unless to do so would breach, or would otherwise be incompatible with any EU obligation or any of the Conventions Rights (within the meaning of the Human Rights Act 1998).

**2. Storrington, Sullington & Washington Neighbourhood Development Plan 2018 – 2031**

- 2.1** The Storrington, Sullington & Washington Neighbourhood Area was designated by the SDNPA on 10 December 2013 and follows the boundaries of Storrington & Sullington parish and Washington parish. A Map of the designated area is attached as Appendix I to this report. Storrington,

located outside the National Park boundary, is the largest settlement within the Neighbourhood Area, has a wide range of facilities and services including shops and schools. The village of Storrington and its surrounding countryside contribute significantly to the setting of the National Park at this location notably as one of a chain of spring-line villages along the foot of the scarp slope. The village of Washington, also located on the spring-line at the foot of the scarp slopes, is wholly within the National Park. The southern portion of the Neighbourhood Area includes open downland and the scarp footslopes with the steep chalk scarp to the south forming a backdrop to views. Chanctonbury Ring is at the Eastern end of the Neighbourhood Area.

- 2.2 The SSW NDP provides for 146 new dwellings through the allocation of six sites, five of which are centred around Storrington. The sixth site is in Washington parish, just north of the National Park boundary. The site is a modest extension (15 homes) to an existing small cluster of homes at Old London Road. During the preparation of the SSW NDP and at the formal consultation stages (Pre-Submission and Submission) SDNPA officers raised concerns about the proposed allocation of Ravenscroft Allotments, directly adjacent to the National Park boundary. Concerns were raised regarding the impact on landscape character and setting of the National Park. As a result of representations made by the SDNPA, at the Regulation 14 stage, the potential yield from the site was reduced from 70 units to 35, at the submission plan stage. SDNPA officers also made representations to the independent examiner, and the examiner accepted the landscape impact justification for the reduction in proposed homes. The SSW NDP also includes Policy 4: North Farm, Wiston Estate. Officers worked closely with the qualifying body and HDC in drafting the policy as it is a sensitive site located at a very narrow part of the National Park and given the SDNPA has endorsed a Wiston Whole Estate Plan. The policy supports business and sustainable tourism development which is in line with the National Park purposes.
- 2.3 Mr John Slater was appointed as Independent Examiner on behalf of HDC and SDNPA to undertake the Examination. His report concluded that, subject to a number of modifications, the SSW NDP could proceed to Referendum. These modifications included an additional site to be included in the SSW NDP and subsequently a further period of public consultation took place once the Decision Statement was published on the 24<sup>th</sup> December 2018.
- 2.4 A Referendum took place on Thursday 18 July 2019 with the following results:
- Turn out = 19%
  - Votes & % in favour = 1,298 (86%)
  - Votes & % against = 205 (14%)

### **3. Making of the Storrington, Sullington & Washington Neighbourhood Development Plan**

- 3.1 The enactment of the Neighbourhood Planning Act 2017 now means that a Neighbourhood Plan automatically becomes part of the Development Plan following a successful referendum. However, the Local Planning Authority (LPA) has a statutory duty to 'make' a neighbourhood plan, within eight weeks of a referendum, if more than half of those voting have voted in favour of the plan. The LPA is not subject to this duty if (and only if) the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998)
- 3.2 The Examiner concluded that the SSW NDP with modifications met these legislative obligations/rights. No information has subsequently arisen to suggest the making of the SSW NDP would be in breach with or incompatible with the legislation.
- 3.3 The SSW NDP is now part of the Development Plan for the parishes of Storrington & Sullington and Washington. The SSW NDP sits alongside the adopted South Downs Local Plan. The SSW NDP is consistent with the South Downs Local Plan.

### **4. Planning Committee**

- 4.1 The SSW NDP has not previously been presented to Planning Committee and all SDNPA responses to the plan during its preparation have been dealt with through delegated powers to

officers. Members have been updated on the Plan through the Quarterly Update to Planning Committee.

## 5. Next Steps

- 5.1 The Neighbourhood Planning Regulations 2012 (as amended) require LPAs to publish a statement setting out their decision to make a NDP and reasons for making that decision. This statement should be published as soon as practical after the decision is taken to make the NDP. This report forms that SDNPA Regulation 19 'Decision Statements' for this NDP.
- 5.2 Following the 'making' of the SSW NDP, copies of the SSW NDP will be made available to the Development Management teams at the South Downs National Park Authority and Horsham District Council. The policies maps will also be entered onto the relevant electronic mapping systems.

## 6. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	As Horsham District Council is the lead authority for the SSW NDP, the SDNPA has not incurred any direct costs, only officer time, relating to this plan, and SDNPA are not eligible to apply for New Burdens funding for this NDP.  Once a NDP is made, a Parish Council is entitled to 25% of Community Infrastructure Levy (CIL) collected from development within the neighbourhood area, as opposed to the capped 15% share where there is no NDP. The Parish Council can choose how it wishes to spend these funds on a wide range of things which support the development of the area.
Has due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, the qualifying body prepared a Consultation Statement to support the submission version of the SSW NDP, setting out how all sections of the local community (people who live, work or carry out business in the neighbourhood area), including hard to reach groups, have been engaged in the plan's production
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	The qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. This is set out in the Basic Conditions Statement. The examiner who assessed the plan considered that it met the requirements if a number of

Implication	Yes/No
	<p>modifications were made. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes.</p> <p><b>Strategic Environmental Assessment (SEA)</b></p> <p>HDC concluded that an SEA of the SSW NDP was required as the plan was allocating a number of housing sites housing which could have the potential to have significant environmental impacts. A Sustainability Appraisal was provided alongside the Submission (Regulation 16 version) of the NDP.</p>

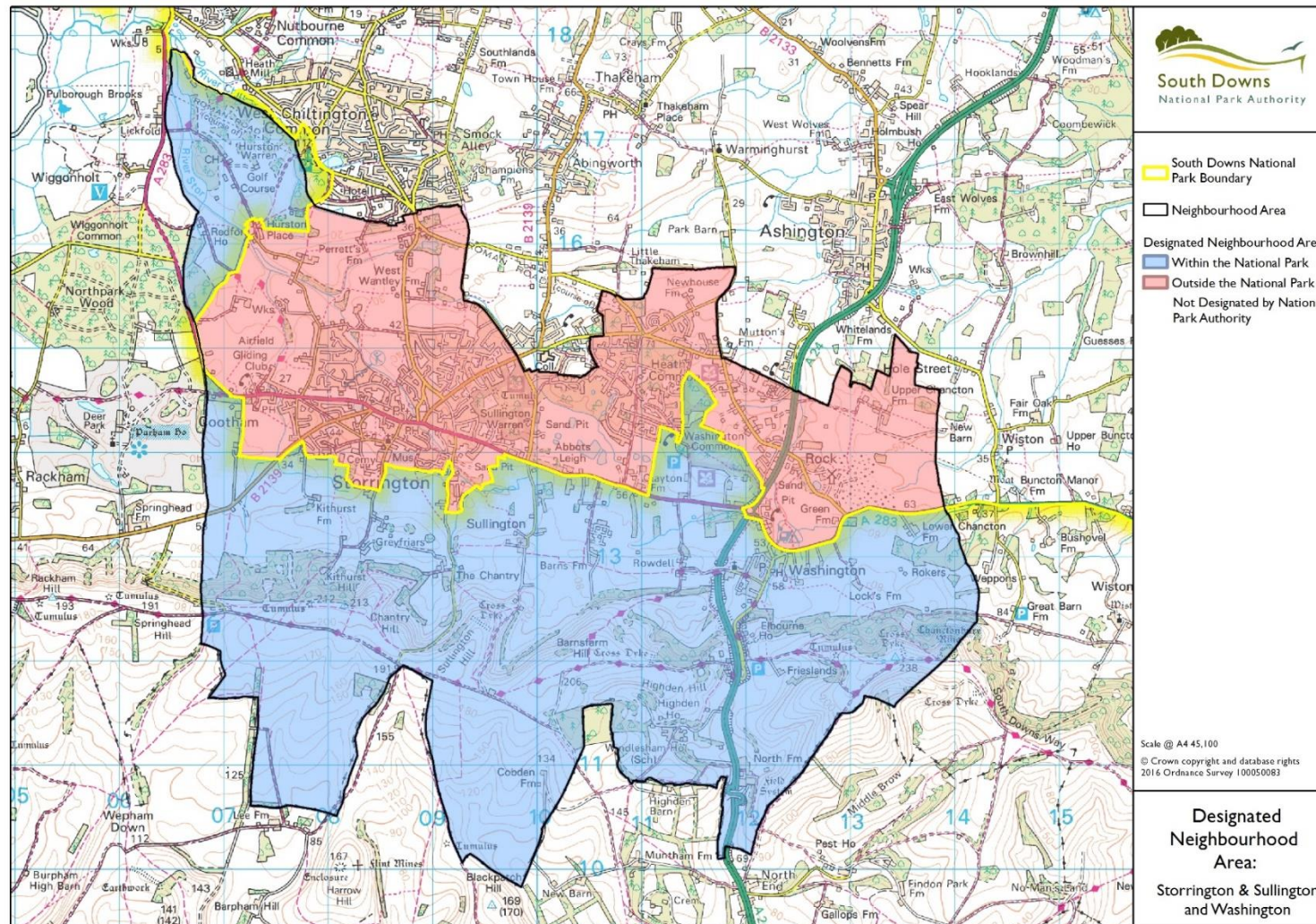
## 7. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
A legal challenge to a NDP can be launched by way of judicial review within six weeks of the LPA publishing a decision to make the NDP.	Low	Medium	Officers at SDNPA are satisfied the NDP meets the legal requirements. Given that it has been through the correct statutory process, including Examination and Referendum, the Authority is obliged to “make” the plan unless making the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998)

**TIM SLANEY**  
**Director of Planning**  
**South Downs National Park Authority**

Contact Officer:	Amy Tyler-Jones – Senior Planning Policy officer
Tel:	01730 819272
email:	<a href="mailto:amy.tyler-jones@southdowns.gov.uk">amy.tyler-jones@southdowns.gov.uk</a>
Appendices	I. Storrington, Sullington & Washington Neighbourhood Area
SDNPA Consultees	Legal Services; Chief Finance Officer; Monitoring Officer
External Consultees	None
Background Documents	<a href="#">Storrington, Sullington &amp; Washington NDP Referendum Version</a> <a href="#">Storrington, Sullington &amp; Washington NDP Decision Statement</a> <a href="#">Storrington, Sullington &amp; Washington NDP Examiners report</a>

**Agenda Item 13 Report PC19/20-16 Appendix I**  
**Storrington, Sullington & Washington Neighbourhood Area Map**



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