

Modifications to the Submission Storrington, Sullington and Washington Neighbourhood Plan 2018-2031

Consultation under Paragraph 13a of Schedule 4B of the 1990 Town and Country Planning Act

Introduction

The submission draft Storrington, Sullington and Washington Neighbourhood Development Plan (SSWNP) underwent Examination at the end of 2018. Following receipt of the Examiner's report on the SSWNP at the end of November 2018, Horsham District Council has considered what response it is taking in response to each recommendation in accordance with paragraph 12 of Schedule 4B of the 1990 Town and Country Planning Act, and has published its [decision statement](#) in accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012. Following consultation with the qualifying body, Horsham District Council is in agreement with the majority of the Examiner's recommendations. The Council has resolved to take some different decisions (modifications) from the Independent Examiner on different policy areas that requires an additional consultation. The examiner has also instructed HDC to undertake a further screening exercise under the Habitats Regulations.

Furthermore, it was also considered necessary to go out to consultation on a number of policy changes which have been put forward by the Examiner in his recommendations, as they are new allocations and proposals which have not been subject to wider consultation. In addition, the HRA rescreening, revised SEA/SA and the green gaps and views map (Inset Map 6) in relation to Policy 8 and 9 of the Submission Draft SSWNP are also made available for comment. For ease of reference a submission draft of the plan has been revised using track changes to indicate how the modifications would be presented if accepted.

The issues for the focussed consultation are set out in the modifications annex below and in accordance with paragraph 13a of Schedule 4B of the 1990 Town and Country Planning Act will be out for consultation for a period of 7 weeks starting on the 6 February 2019. Following the close of the consultation, the Council will make a decision made on whether to submit the SSWNP to further examination or proceed to referendum. For details on how to make representations please click on the following link:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

6 February 2019

Storrington, Sullington and Washington Neighbourhood Plan – Modifications Consultation

Examiner's Reference	Modification Put Forward by the Examiner	Agree or disagree with examiner's mod	Decision and Justification	Action Taken and Revised Modification
Policy 1	That Horsham District Council rescreens the Plan, as it is to be amended in the light of these recommendations, under the Habitat Regulations to determine whether an Appropriate Assessment is required to be prepared.	Subject to consultation	HDC has rescreened the plan in light of the examiner's modifications to ensure the plan meets the basic conditions.	Rescreening of the plan has been undertaken. Appropriate Assessment not required. The document is published in support of the consultation.
	Amend the Built-Up Area Boundary to include the site of the field at the far end of Downsview Avenue.	Subject to consultation	The inclusion of Downsview Avenue as a housing site was a recommendation by the Examiner to meet housing numbers – if included in the plan the BUAB will need to be amended accordingly.	Inset map 2 has been amended to reflect the inclusion of Downsview Avenue as a housing site
	Remove that section of the BUAB which lies within Thakeham Parish	Subject to consultation	HDC is not in agreement with the examiner's recommendation. The Policies Map is required to delineate locations and land use designations arising from policies in the local plan or Neighbourhood Plan and should be sufficiently clear. The Policies Map should be a map which: i. identifies the location and boundaries of allocations and designations;	Inset maps has been amended to delineate Thakeham Parish boundary for the purposes of clarification.

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			<ul style="list-style-type: none"> ii. is reproduced from, or based on, an Ordnance Survey map; iii. shows National Grid lines and reference numbers; and iv. includes an explanation of any symbol or notation which it uses. <p>Therefore, it is considered appropriate to continue to show the BUAB for the portion of the Storrington settlement which is in Thakeham Parish and was reviewed in that neighbourhood plan for purposes of clarity. The parish is not making amendments to the existing boundary as it is not within its remit to do so.</p>	
	Insert the amended Inset Plan 4.	Subject to consultation	Amend Inset Map 4 for reflect infill around Montpelier Gardens/Luckings Yard. Although subject to consultation, the preliminary view of HDC is that it is in agreement with this recommendation.	For clarification.
	Provide a Plan Overview Map that shows all the Plan area.	Agreed	delineate locations and land use designations arising from policies in the local plan or Neighbourhood Plan and should be sufficiently clear	For clarification.
	In paragraph 1, second sentence, delete "where appropriate, especially if they will result in the beneficial reuse of previously developed land". In the third	Subject to consultation	HDC is in agreement with this amendment that limited infill around Montpelier Gardens would support the viability and vitality of local communities.	Please refer to track change version of draft plan

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	sentence delete "Neighbourhood Plan and the Horsham"			
	In the second paragraph, delete "for infilling" and delete all the text in the paragraph after "supported" and insert on any "allocated site(s) and within the area within and around Montpelier Gardens as shown on Inset Plan 4 or if it results in the reuse of previously developed land on land outside the South Downs National Park, provided the proposal accords with other policies in the development plan"	Subject to consultation	HDC is in agreement with this amendment that limited infill around Montpelier Gardens would support the viability and vitality of local communities.	Please refer to track change version of draft plan
	In the third paragraph, replace "boundaries" with "definitions"	Agreed	Amendment agreed for the purposes of clarification.	Please refer to track change version of draft plan.
	Add a final paragraph "The Built-Up Area Boundary and all the policies in this Neighbourhood Plan that affect housing supply, including allocations and the BUAB (but excluding Local	Agreed	This amendment ensures the plan is committed to a full or partial review and policies are kept up to date. Such a review should be in alignment with the district's review of the HDPF.	Please refer to track change version of draft plan.

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	Green Space), will need to be reviewed once the Horsham Local Plan has been adopted, if not earlier, to avoid the policies becoming out of date"			
Policy 2	i) Land at Robell Way – delete all text	Agreed	Land at Robell Way is currently being built out and recorded as a commitment. No further action is required.	Please refer to track change version of draft plan.
	ii) Land at Old London Road – in a) replace "Some" with "At least" and delete d) and e)	Agreed	To ensure there is maximum flexibility with regards to delivery of housing development and to align with national policy. Criterion d and e are considered to be superfluous and do not align with policy and should be deleted.	Please refer to track change version of draft plan.
	iii) Land off North Street - Delete all of text	Agreed	Deletion of the Land off North Street is accepted as the sequential test was not met.	Please refer to track change version of draft plan.
	iv) Ravenscroft Allotment Site - Amend the proposals map as follows	Agreed	Inset Plan 1 has been amended to reflect the amendment to ensure at least 35 dwellings are delivered onsite.	Please refer to track change version of draft plan.
	In a) Replace "some" with "At least"	Agreed	To ensure there is maximum flexibility with regards to delivery of housing development and to align with national policy.	Please refer to track change version of draft plan.
	v) Land at Angells Sandpit - Insert "a minimum of" before "6 dwellings", delete b) as drafted and replace with "Demonstrate that the land	Subject to consultation	The principle of development is accepted on this site. To be in conformity with the Examiner's reasoning in Paragraph 96 of his report but omitted from his schedule of recommendations. To ensure delivery of	Criterion b is deleted: b. Achieve access to and from the site via Heather Way; and And replaced with: 'Demonstrate that the land can safely be developed for housing, bearing in mind the site's previous use of a landfilled mineral excavation'

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	can safely be developed for housing, bearing in mind the site's previous use of a landfilled mineral excavation"		the site is flexible with regards to access and full consideration is taken of the previous land use. Access to be resolved at planning application stage.	Please refer to track change version of draft plan
	In e) replace "15" with "20"	Agreed	Minor amendment and to align with national guidance and best practice.	Please refer to track change version of draft plan.
	Delete the heading "Reserve Sites"	Agreed	There should be no restriction on sites coming forward. Removal of reserve sites To ensure the delivery of sites coming forward contributing positively towards the housing supply.	Please refer to track change version of draft plan.
	In vi) Remove" provided the scheme has regard to the proximity of commercial uses"	Agreed	Minor amendment to clarify position and to align with national guidance.	Please refer to track change version of draft plan.
	Amend the site allocation plan to include the garage site.	Agreed	The inclusion of the garage site will make best use of land available. Inset plan 1 has been amended to	Please refer to track change version of draft plan.
	Introduce a new allocation Land at Downsview Avenue "Land north of Downsview Avenue as shown on the amended Policies Map is allocated for housing. Proposals will be permitted where: - At least 60 dwellings will be provided including a substantial number of one,	Subject to consultation	The site was previously assessed in the SEA/SA and contributed towards sustainable development in the plan and much needed local needs. However, it was not included in the submission plan as an allocation but was put forward as a Local Green Space designation. It was the consideration of the examiner that the proposed LGS designation did not be meet the tests in the NPPF and therefore Land	Horsham District Council will undertake a consultation inviting comment on the further allocation Land North of Downsview Avenue. The submission plan (policy 2) has been amended through to reflect the proposed allocation and the SEA has been updated to reflect this change. Please refer to track change version of draft plan.

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	two and three bed units. - Access to the housing will be accessed from Downsview Avenue. - The development will incorporate the requisite amount of open space and play areas. - The public right of way which abuts the western side of the site will be maintained as part of a green corridor that runs along the western perimeter of the site.		north of Downsview Avenue was recommended to come forward as a housing allocation for at least 60 dwellings.	
Policy 3	In i), after "previously developed land" insert "in areas outside the Built-Up Areas but which are outside the South Downs National Park and do not affect its setting and within the National Park, the previously developed land within the A24 corridor as shown on the Proposals Map"	Subject to consultation	This change has been proposed by the Examiner – the Council is minded to accept it, but has undertaken further SA assessment and HRA work. Although other policy criterion would continue to be met, this is a new area for the plan and views are sought on this change.	Please refer to track change version of draft plan.
	Amend Policy Map 4 to remove the A24 Corridor outside the South Downs National Park.	Agreed	For information purposes and to reflect land use policies. Inset maps 4, 5, and 7 have been updated.	Please refer to track change version of draft plan.

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	Plus, prepare a new plan that shows the extent of the A24 corridor in the area between the areas shown as Inset 4 and Inset 5 on the Overview Map.	Agreed	For information purposes and to reflect land use policies. Inset maps 4, 5, and 7 have been updated.	Please refer to track change version of draft plan.
Policy 5	After "offices" insert "and/or flats".	Agreed	To align with national policy.	Please refer to track change version of draft plan.
Policy 6	Amend the boundary of the Village Centre to coincide with the Village Centre shown in the HDPF.	Agreed	Inset map 2 has been amended to include the garage site as part of Allocation 2vi. For information purposes and to align with the HDPF's land use policies.	Please refer to track change version of draft plan.
	In i) replace "16" with "14"	Agreed	Amended to correct an error in the submission plan.	Please refer to track change version of draft plan.
Policy 8	Remove the first sentence.	Subject to Consultation	During the examination the Examiner sought further clarification on the specific location of the views in relation to policy 8. The qualifying body submitted a plan to the examiner and he did not invite further comment on this.	Representations are invited on the original submission by the QB during examination of the map through the identification of gaps. Please refer to Map A. Green Gaps and Views Map. Please refer to track change version of draft plan. – see Inset Map 6
	Replace in the second sentence "these views and" by "the views shown on the Green Gap and Views Map and where appropriate"	Subject to Consultation	During the examination the Examiner sought further clarification on the specific location of the views in relation to policy 8. The qualifying body submitted a plan to the examiner who has recommended the views be used in the plan – this has been subject	Representations are invited on the original submission by the QB during examination of the map through the identification of gaps. Please refer to Map A. Green Gaps and Views Map.

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			to further SA assessment, but consultation on this issue is required.	Please refer to track change version of draft plan. – see Inset Map 6
Policy 9	Remove all proposed green gaps and only identify the following gap.	Subject to Consultation	During the examination the Examiner sought further clarification on the specific location of the green gaps in relation to policy 9. The qualifying body submitted a plan to the examiner who has recommended the views be used in the plan – this has been subject to further SA assessment, but consultation on this issue is required.	For completeness comments are invited on the original submission by the QB of Map A during examination for the identification of gaps. Please refer to Map A. Green Gaps and Views Map. Please refer to track change version of draft plan. – see Inset Map 6
	Delete the first sentence of the policy. In the second sentence, delete “settlements” and insert “Storrington and West Chiltington, as shown on the Green Gap and Views Map”.	Subject to consultation	Minor modification relating to clarification.	Please refer to track change version of draft plan. – see Inset Map 6
Policy 10	Delete “within a Built-Up Area Boundary”.	Agreed	Amendment agreed and ensures the plan meets the basic conditions and aligns with HDPF and national policy.	Please refer to track change version of draft plan.
Policy 11	Delete “(which may include land in the adjoining Thakeham Parish)”.	Agreed	Amendment agreed as reference in the policy to Thakeham Parish is considered superfluous and not appropriate.	Please refer to track change version of draft plan.
Policy 12	Insert at the end “and other parts of the development plan.”	Agreed	Amendment agreed to ensure the policy is robust.	Please refer to track change version of draft plan.

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Policy 14	Delete all the text in the policy after "buildings and landscape".	Agreed	To ensure the policy is robust and is fit for purpose.	Please refer to track change version of draft plan.
Policy 15	In iii) delete all text up to "Conservation Areas" and replace by "All trees..." At the end of iv), insert "where it is practical"	Agreed	For clarification and to ensure the policy is robust.	Please refer to track change version of draft plan.
Policy 16	Delete from the list and the Policies Map –17. Longbury Hill Wood and 7. Field at the top of Downsview Avenue..	Agreed	HDC is in agreement with the Examiner's conclusion regarding LGS.	Inset Maps has been amended accordingly to reflect deletions and Policy 16 has been modified to reflect changes. Please refer to track change version of draft plan.
	Amend the policies map the following boundary shown in blue for 19. The Glebe Field. After "resisted:" insert "other than in very special circumstances"	Agreed	Inset Map 2 has been amended following the grant of planning permission DC/16/2108 to accurately reflect the provision of open space given over to LGS as part of the application.	Inset plan 2 has been modified. No further action required. Please refer to track change version of draft plan.
Policy 17	That the policy be deleted.	Agreed	Adequate protection is given in the HDPF with regards to Air Quality. There is no further local distinctiveness to Policy 17.	No further action required. Please refer to track change version of draft plan.
Policy 18	In the first sentence insert "residual" before "traffic impacts" and delete all of the remainder of the policy after "network "and insert "are not severe"	Agreed	Modifications are agreed and ensure the policy is aligned with national policy and meets the basic conditions.	Modification put forward by the examiner agreed. No further action required. Please refer to track change version of draft plan.

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Policy 19	In the first sentence insert "Storrington" before "village centre".	Agreed	For clarification and a minor modification.	No further action required. Please refer to track change version of draft plan.
	In the second paragraph delete all the policy after the first sentence. Delete the third paragraph.	Subject to consultation	Following consultation with the Qualifying Body it was recommend 2 nd part of Policy 19 would be incorporate as a Community Aim but would not carry statutory weight regarding the decision making process.	Amended to community aim. Please refer to track change version of draft plan.
Revised SEA/SA	In light of the of the examiner's modifications	Subject to consultation	To ensure the plan meets the basic conditions.	The SEA/SA has been updated/amended to reflect the examiner's modifications to ensure the plan still contributes to sustainable development. The document is published in support of the consultation

Representations are invited on the map below submitted to the examiner during the Examination.

Inset Map 6. relates to the following policies: **Policy 8 Countryside Protection and Policy 9 Green Gaps.**

