

Storrington, Sullington and Washington Neighbourhood Plan 2018-2031

Guidance Notes and Agenda for Public Hearings

Prepared by the Independent Examiner

JOHN SLATER BA(Hons), DMS, MRTPI

John Slater Planning Ltd

1. Following my initial consideration of the Plan, I have decided that a public hearing is required to assist my examination of this Neighbourhood Plan. I propose to hold a one day hearing. This will commence at **10.00am on Thursday 20th September 2018** at The Parish Hall, Thakenham Road, Storrington, RH20 3PP.
2. This Note provides guidance as to how the hearing will be conducted, and includes an agenda and questions.
3. According to the Localism Act, the general rule is that the examination of issues by the Examiner is to take the form of the consideration of written representations. However, the Act does allow the calling of a public hearing.
4. I have decided to hold the hearings so as to allow the further exploration of certain issues arising from my initial consideration of the plan and some of the representations made at Regulation 16 Stage. The issues that I have asked to receive oral submissions on, were generally set out in the document "Initial Comments of the Independent Examiner" dated 26th June 2018. That note also raised a number of other matters that I said could be dealt with by way of written representations including relating to the mapping and the extent to which matters are covered by the policies. I also asked a number of matters that I asked for comments from the Qualifying Body and the District Council and in one case from South Down National Park planners. I understand that the parties can provide me with their that responses by **31st August 2018** and I would ask that all the information is sent to Norman Kwan at Horsham Planning Department to collate all the responses and then forwarded to me.
5. I can assure all parties that I have considered, and will continue to consider, all the written representations submitted at Regulation 16 stage including those made by persons, who I have invited to the hearing to address my specific questions, but whose comments covering other issues as well.

6. The hearing is open to the public to attend; however, the conduct of a neighbourhood plan hearing is set out in Paragraph 9 of Schedule 10 of the Localism Act 2012 and that specifies the parties who can participate. The legislation specifically provides for oral representations at the hearing to be made by the Qualifying Body, namely Storrington and Sullington Parish Council and the Local Planning Authority, Horsham District Council. In addition, I have asked that invitations be sent to the bodies that I have indicated to make contributions in respect of the individual areas for debate/ questions that appear at the end of this note.
7. It is not my intention to invite representations from other parties at the hearing. I have no objections if any party wishes to film or record any part of the proceeding or to use social media.
8. Each participant party is requested to provide an outline Written Statement in response to the questions I have raised, where it is relevant to the question I have invited their participation. Not all questions will be relevant to every participant. The Statements must be no longer than one side of A4 per relevant question. Participants are requested to use their Statement to outline their position in response to relevant questions raised, and will still be able to draw on the information set out in their duly submitted Representations. Statements must be submitted by email to neighbourhood.planning@horsham.gov.uk by 12noon on Friday 14th September 2018. I will then ask the LPA and the QB to published the statements on the website page on Monday 17th September 2018.
9. It is for the Examiner to decide how the hearing is conducted. In particular, I shall decide the nature and extent of any follow up questions, and the amount of time for oral representations. The principle to be applied, is that questioning will be done by myself, except where I feel that questioning by other parties should be allowed to ensure either adequate examination of a particular issue, or to ensure that a party has a fair chance to put their case. We will take a short break during the morning session and the afternoon

session. I will have an adjournment for lunch at a suitable moment in the proceedings.

Agendas

10. The Agenda for the First Session will generally be as follows

- (1) **Opening remarks-** by myself as Examiner
- (2) **Opening statement** by Storrington and Sullington Parish Council – I would like to offer the opportunity to the Qualifying Body to set out its overall approach to the neighbourhood plan.
- (3) **Discussion based on my individual questions:** These will look in turn at the questions 1 – 6 which I have attached to this and are based on the matters I raised in my Initial Comments paper.
- (4) **Examiners Closing Remarks**

Site visits

11. I have already carried out a site visit to the Neighbourhood Plan area. I consider that it will be highly probable that I will want to carry out further visits to a number of sites and locations depending on the discussions at the Hearing. It is likely that these will take place on the morning following the Hearing i.e. Friday 21st September 2018. I will confirm arrangements at the end of the hearing.

12. The purpose of any site visit is simply to identify matters which have already been presented in the representations. No further evidence will be given on site.

John Slater BA (Hons), DMS, MRTPI

John Slater Planning Ltd

6th August 2018

QUESTIONS FOR THE PUBLIC HEARING

Question 1

Does the plan deliver sustainable development to the extent that it meets the housing needs of the present and future generations and does it meet the Governments objective that the planning system should be securing a significant boost to housing?

Supplementary Questions - I note that the previous iteration of the Neighbourhood plan had a housing provision in the region of 295 units. In the Pre - Submission version the allocations were in the region of 226 including the reserve sites. This version now provides for around 194 including the reserve sites, of which 98 have planning permission and many of the homes on the Paula Rosa site are now occupied. The reductions have taken place where sites have been either omitted or reduced in their capacity – why has the plan not increased the numbers of allocation sites to make up for the homes lost as the plan has developed?

The housing needs assessment indicates a need for 97 affordable homes. Can that level of provision be delivered by the remaining sites bearing in mind the size of some of the sites being allocated (i.e. under 11 units)?

Is the amount of housing expected to be delivered by Storrington and Sullington appropriate for its place in the settlement hierarchy as the Local Plan expects 1500 new dwellings to be delivered by neighbourhood plans but to date only 5 plans have been made, allocating a total of 121 new units?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *Gladman Developments Ltd*

Question 2

In view of the previous examiner's conclusions regarding the allocation for The Vineyard - Land off of Old London Road, has there been any changes since that time to indicate that it is now a sustainable location for a major development?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *Site Owners or their representative*

Question 3

The housing capacity of this allocation site has been halved between the Pre-Submission and the Submission Versions of the Plan. What is the landscape impact of this allocation and how does the reduction now lead to an acceptable impact on long distance views? How was the revised number arrived at, was it an arbitrary reduction or based on an analysis of the site capacity and will the development still deliver all the elements required of the site, which the original allocation sought to deliver? As this is not being promoted as an exception site why is the plan proposing the scheme to be primarily affordable housing?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *South Downs National Park Authority*
- *Neame Sutton planning consultants on behalf of the site owners*

Question 4

Does the 10-ha site at Longbury Hill meet the requirements set out in Paragraphs 76 and 77 of the 2012 NPPF for designation as Local Green Space, including whether it can be described as an extensive area of land?

Invitation to participate to be sent to

- *Qualifying Body or Washington Parish Council*
- *LPA*
- *Batcheller Monkhouse on behalf of the Site Owners*

Question 5

Does the site Land at Downview Avenue meet the requirements set out in Paragraphs 76 and 77 of the 2012 NPPF for designation as Local Green Space?

Invitation to participate to be sent to

- *Qualifying Body or Washington Parish Council*
- *LPA*
- *Either Henry Adams representing the landowners or Planning Potential representing Welbeck Strategic Land LLP (I do not need to hear from both)*

Question 6

Is the site at Angells Sandpit, an appropriate location for housing and is 15m rather than 20m as required by Natural England, an appropriate buffer to the adjacent SSSI, can an acceptable access be achieved, will it have an adverse impact on the adjacent listed building and are there any land contamination issues relating to its development? Should the Built-Up Area Boundary be extended to link with Water Lane?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *ECE Planning Ltd on behalf of the site owners MiBri Ltd*
- *Dr Julian Price Aviss, Chestnut Cottage, Water Lane, Storrington RH20 3LY*

