

Appendix A: Schedule of Examiner's Recommendations and the decision made by Horsham District Council in consent with Storrington Parish Council and Washington Parish Council

Recommendations for modifications to **policies and explanatory text** are listed below that the plan be modified as shown in the schedule below. Deleted text is indicated by strikethrough and additional text by underlining. *Italicised text is used as location note and as cross-reference.*

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
Compliance with European Obligations and Human Rights Legislation	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.	HDC agrees with this recommendation. To comply with the Basic Conditions and to meet European Legislation.	HDC will rescreen HRA assessment to take into consideration the Examiner's recommendations.
Policy 1: A Spatial Plan for the Parishes	Amend the Built-Up Area Boundary to include the site of the field at the far end of Downsview Avenue.	HDC agrees with this recommendation. To provide clarification and to meet the Basic Conditions.	BUAB boundary will be amended to reflect the proposed amendments on the Policies Map
	Remove that section of the BUAB which lies within Thakeham Parish.	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	The BUAB boundary for Storrington settlement that lies within Thakeham parish will be delineated on the Policies Map for information purposes only. Will be considered as part of the consultation. To accord with legislation.


Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
		<p>be sufficiently clear. The Policies Map should be a map which:</p> <ul style="list-style-type: none"> i. identifies the location and boundaries of allocations and designations; 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 delineate the BUAB for the portion of the Storrington settlement which is in Thakeham Parish 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>	

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	Insert the amended Inset Plan 4.	HDC agrees with this recommendation.	HDC will amend the Inset Map 4 to reflect the examiner's recommendation.
	Provide a Plan Overview Map that shows all the Plan area.	HDC agrees with this recommendation.	An overview map will be provided to reflect the plan area in its entirety.
	In paragraph 1, second sentence, delete "where appropriate, especially if they will result in the beneficial reuse of previously developed land". In the third sentence delete "Neighbourhood Plan and the Horsham.	Examiner's recommendation is accepted. To provide clarification.	Amend Policy 1 as follows: <i>'The Neighbourhood Plan defines the Built Up Area Boundaries of Storrington, Sullington and Washington, as shown on the Policies Map. Development proposals located inside the boundaries will be supported [delete] where appropriate, especially if they will result in the beneficial reuse of previously developed land, provided they accord with the other provisions of the [delete] Neighbourhood Plan and the Horsham Development Plan.'</i>
	In the second paragraph, delete "for infilling" and delete all the text in the paragraph after "supported" and insert on any	HDC accept the examiner's recommendations but will	<i>'Development proposals [delete] for infilling outside</i>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	<p>“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”</p>	<p>include a further minor amendment to the wording to reference ‘Luckings Yard’ after Montpelier Gardens</p> <p>This is to reflect the local community’s local name for the area to ensure that the location is fully understood by those in and outside the parish area.</p>	<p><i>the Built up Area of Washington will be supported provided these accord with the provisions of the Horsham District Planning Framework, the South Downs Local Plan and the Neighbourhood Plan. Such proposals include:</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Site at Old London Road (Vineyards) Washington. Allocated in policy 2. <input type="checkbox"/> Developments of up to 5 dwellings and <input type="checkbox"/> The extensions to existing buildings. <p>[insert] <i>“on any allocated <u>site(s) and within the area within and around Montpelier Gardens/Luckings Yard as shown on Inset Plan 4’ or if it results in the reuse of previously developed land outside the South Downs National Park, provided the proposal accords with the</u></i></p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<i>provision of the development plan.</i>
	In the third paragraph, replace "boundaries" with "definitions"	Amendment agreed. Amendment to provide clarity.	' <i>Development proposals outside of these</i> [delete] <i>boundaries</i> [insert] <i>definitions</i>
	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 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".	Amendment agreed. To provide clarification.	[Insert] <u>"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 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".</u>
Policy 2: Site Allocations	<i>i) Land at Robell Way – delete all text</i>	Amendment agreed. To meet the Basic Conditions.	Delete reference to Policy 2 (i). The plan (policy numbers) will be amended to reflect the deletion.
	<i>ii) Land at Old London Road – in a) replace "Some" with "At least" and delete d) and e)</i>	HDC agree with the examiner's recommendation. To provide clarification with (d) and (e) considered to be	a. [delete] Some [insert] <i>At least 15 dwellings will be provided within the identified residential</i>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
		superfluous as they will be address through the HDPF.	<p>area as shown on the policies map;</p> <p>[delete] d. The scheme provides a minimum of 3 affordable dwellings;</p> <p>e. A Traffic Impact Assessment confirms there is no adverse highway implication on Old London Road or at the junction with Rock Road.</p>
	iii) Land off North Street - Delete all of text	Amendment agreed. To meet the Basic Conditions.	Delete reference to Policy 2 (iii). The plan (policy numbers) will be amended to reflect the deletion.
	iv) Ravenscroft Allotment Site - Amend the proposals map as follows	HDC agree with the amendment. To provide clarity on the policies map and to allow for flexibility regarding development on Ravenscroft reflecting national policy.	Inset Map will be amended to reflect the examiner's amendment. a. [delete] some [insert] At least 35 dwellings will be provided within the identified residential area as shown on the policies map;

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	 <p data-bbox="443 1193 896 1225"><i>In a) Replace "some" with "At least".</i></p>		
	<p data-bbox="443 1268 1243 1332"><i>v) Land at Angells Sandpit - Insert "a minimum of" before "6 dwellings", delete "accommodate"</i></p>	<p data-bbox="1265 1268 1646 1364">HDC agree with the examiner's recommendation. To meet the basic conditions.</p>	<p data-bbox="1680 1268 2033 1364"><i>Land at Angell Sandpit, Storrington as shown on the Policies Map, is allocated for</i></p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<i>housing</i> [delete] to accommodate [insert] <u>a minimum of 6 dwellings.</u>
	<i>b) delete as drafted and replace with "Demonstrate that the land can safely be developed for housing, bearing in mind the site's previous use of a landfilled mineral excavation"</i>	Amendment agreed. To meet the Basic Conditions.	b. Achieve access to and from the site via Heather Way; [insert] b. <u>Demonstrate that the land can safely be developed for housing, bearing in mind the site's previous use of a landfilled mineral excavation.</u> c.
	<i>Delete criterion b from Angell Sandpit (v): b. Achieve access to and from the site via Heather Way;</i>	To be in conformity with the Examiner's reasoning in Paragraph 96 of his report but omitted from his schedule of recommendations.	[delete] b. Achieve access to and from the site via Heather Way; The amendment will be considered during the consultation.
	<i>In e) replace "15" with "20"</i>	HDC agrees with the Examiner's recommendation.	d. <i>Provide a buffer zone of at least</i> [delete] 15 [insert] <u>20 metres to the</u>

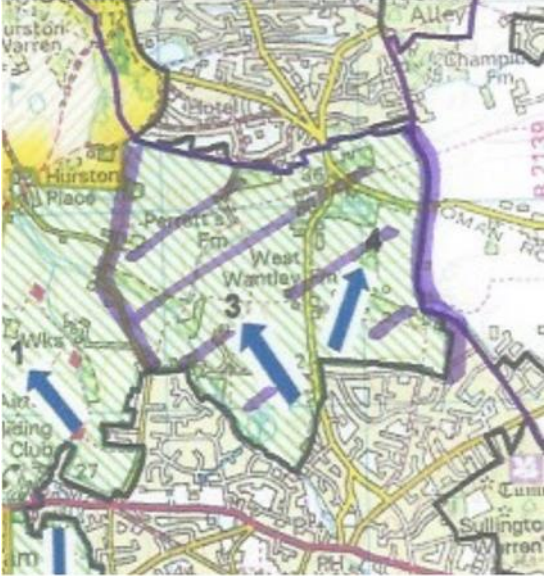
Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
		To provide appropriate protection and buffer against development for the SSSI and to meet national guidance.	<i>Sullington Warren Site of Special Scientific Interest (SSSI) with enhancements to nature conservation incorporated into this area; and</i>
	<i>Delete the heading 'Reserve Sites'</i>	Agreed. To meet the Basic Conditions	[delete] <i>Reserve Sites</i>
	<i>In vi) Remove: "provided the scheme has regard to the proximity of commercial uses"</i>	HDC agree with the Examiner's recommendation. For purposes of clarification and considered to be superfluous.	<i>Land at Old Mill Drive ('The Diamond'), Storrington as shown on the policies map is allocated for residential development comprising primarily 2/3 bedroom houses and flats [delete], provided the scheme has regard to the proximity of commercial uses.</i>
	<i>Amend the site allocation plan to include the garage site.</i>	HDC agree with the Examiner's recommendation. For purposes of clarification.	Amend the Inset Plan at Old Mill Drive to include the garage site as part of the allocation.

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	<p><i>Introduce a new allocation Land at Downsview Avenue</i> <i>“Land north of Downsview Avenue as shown on the amended Policies Map is allocated for housing. Proposals will be permitted where:</i></p> <ul style="list-style-type: none"> <i>- At least 60 dwellings will be provided including a substantial number of one, two and three bed units.</i> <i>- Access to the housing will be accessed from Downsview Avenue.</i> <i>- The development will incorporate the requisite amount of open space and play areas.</i> <i>- 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.</i> 	<p>For completeness the Council will undertake a focussed consultation for a period of six weeks to invite comments from stakeholders.</p>	<p>Horsham District Council will undertake a focussed six week consultation in Jan 2019 inviting comments on the further allocation additional allocation Land North of Downsview Avenue. Furthermore, HDC will take the opportunity to update the Sustainability Appraisal to test the options that were proposed by the Examiner. This will enable the Council to ensure that the final decision has considered a range of sustainability impacts and therefore demonstrate that the plan meets the basic conditions tests.</p>
<p>Policy 3 Employment</p>	<p><i>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”</i></p>	<p>To bring the policy in line with national policy meet the Basic Conditions. Agreed.</p>	<p><i>i) They are within the Built Up Area Boundary of Storrington & Sullington or they comprise previously-developed land [insert] “in areas outside the Built-Up Areas but which are outside the South Downs</i></p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<u>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.</u>
	<i>Amend Policy Map 4 to remove the A24 Corridor outside the South Downs National Park.</i>	Recommendation accepted. To meet the Basic Conditions	Inset Map will be amended to reflect the Examiner's recommendations.
	<i>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.</i>	Recommendation accepted. To meet the Basic Conditions	Inset Map will be amended to reflect the Examiner's recommendations to delineate the extent of the A24 corridor
Policy 5: Storrington Village Centre Retail Area	<i>After "offices" insert "and/or flats"</i>	Recommendation accepted. To bring the policy in line with national policy and will therefore meet the Basic Conditions.	<i>Policy 5: Storrington Village Centre Retail Area The primary retail area in Storrington, as defined on the Horsham District Planning Framework Proposals Map, will be retained for the uses defined in Class A of the Town and Country Planning Use Classes Order i.e. shops, financial and professional services, food and drink, drinking establishments and</i>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<i>takeaways. Proposals for change of use of first and upper floors above shops for Class B1 (a) offices [insert] and/or flats will be supported.</i>
Policy 6: Development in Storrington Village Centre	<i>Amend the boundary of the Village Centre to coincide with the Village Centre shown in the HDPF.</i>	Recommendation accepted. HDC agree to amend the boundary of the village centre to align with the HDPF and to meet the Basic Conditions.	Boundary of the Village Centre as denoted in Inset Map will be amended to reflect the boundary in the HDPF.
	<i>In i) replace "16" with "14"</i>	Recommendation accepted. For clarification	<i>i. The scale, density, massing, layout and materials of the proposals reflect the architectural and historic character of the village centre and otherwise conform to Policy [delete] 16 [insert] 14 of the Plan and to the principles set out in the Parish Design Statement; and</i>
Policy 8: Countryside Protection	<i>Remove the first sentence.</i>	For transparency and completeness, the map of views and associated documentation relating to this will be subject to a further focussed consultation.	To invite further comments through a focussed consultation. <i>Policy 8: Countryside Protection</i>

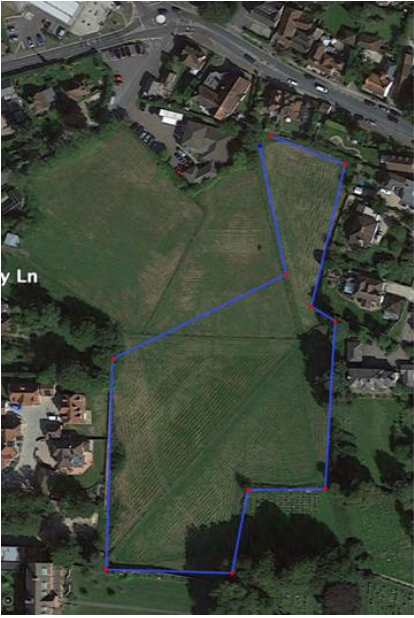
Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			[Delete] <i>Views to and from the surrounding countryside are important to local people and contribute to the identity and quality of life in the settlements.</i>
	<i>Replace in the second sentence "these views and" by "the views shown on the Green Gap and Views Map and where appropriate"</i>	For transparency and completeness, the map of views and any associated documentation relating to this will be subject to a further focussed consultation.	To invite further comments through a focussed consultation.
Policy 9: Green Gaps	<i>Remove all proposed green gaps and only identify the following gap.</i>	For transparency and completeness, the map of gaps and any associated documentation relating to this will be subject to a further focussed consultation.	To invite further comments through a focussed consultation.

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	 <p><i>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”</i></p>	<p>For transparency and completeness, the map of gaps and any associated documentation relating to this will be subject to a further focussed consultation.</p>	<p>To invite further comments through a focussed consultation.</p>
<p>Policy 10: Tourist Accommodation</p>	<p><i>Delete “within a Built-Up Area Boundary”</i></p>	<p>Recommendation accepted.</p> <p>To allow for the rural economy to be flexible and to meet the Basic Conditions.</p>	<p>Policy 10: Tourist Accommodation</p> <p><i>Proposals for the development of or change of use to, a C1 bed and breakfast, hotel or hostel</i></p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<p><i>use [delete] within a Built Up Area Boundary will be supported, provided the scheme:</i></p>
<p>Policy 11: Education Users</p>	<p>Delete <i>“(which may include land in the adjoining Thakeham Parish)”</i>.</p>	<p>Recommendation accepted.</p> <p>To remove reference to a policy assumption outside the designated plan area and to accord with the Basic Conditions.</p>	<p>Policy 11: Education Uses</p> <p><i>Proposals to establish new education facilities from early years to age 16, within or adjoining the Storrington/Sullington Built Up Area Boundary [delete] (which may include land in the adjoining Thakeham Parish) or to extend an existing education facility will be supported.</i></p>
<p>Policy 12: Recreation Facilities</p>	<p>Insert at the end <i>“and other parts of the development plan.”</i></p>	<p>Recommendation accepted.</p> <p>For the purposes of clarification.</p>	<p>Policy 12: Recreation Facilities</p> <p><i>The provision of new or improved recreational facilities such as the skate park at Storrington Recreation Ground will be supported particularly where they meet an identified local need and the proposal is in conformity with the other policies and</i></p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<i>criteria set out in this plan and other parts of the development plan.</i>
Policy 14: Design	Delete all the text in the policy after "buildings and landscape".	Agree to the Examiner's Recommendations.	Policy 14: Design The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape [delete] as defined in the Storrington & Sullington Parish Design Statement and Washington Parish Plan, and of the South Downs National Park. Development proposals within the National Park will only be permitted where they comply with relevant saved policies in Horsham Core Strategy 2007 (Policy DC9) until such time this policy is superseded by the

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			adoption of the South Downs Local Plan.
Policy 15: Green infrastructure and Biodiversity	<i>In iii) delete all text up to "Conservation Areas" and replace by "All trees..."</i>	Agreed. To meet the Basic Conditions. For the purposes of clarification.	iii. [delete] Non-Tree Preservation Order trees and those outside the are conservation Areas [insert] <i>All trees are all important to the setting of the parishes and to wildlife and so regard must be had to their retention or replacement with indigenous species to retain that setting;</i>
	<i>At the end of iv), insert "where it is practical"</i>	Agreed. For the purposes of clarification. For the purposes of clarification.	<i>iv. Schemes must retain existing green corridors, ponds and other important wildlife habitats and the opportunity for a landscape scheme to provide a new green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised; [insert] where it is practical.</i>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
Policy 16: Local Green Spaces	<p>Delete from the list and the Policies Map –17. Longbury Hill Wood and 7. Field at the top of Downsview Avenue.</p>	<p>Recommendation accepted.</p> <p>To comply with national policy and to meet the Basic Conditions.</p>	<p>Amend Inset Maps to remove reference to Longbury Hill Wood and the Field at the top of Downsview Avenue as LGS.</p>
	<p>Amend the policies map the following boundary shown in blue for 19. The Glebe Field.</p> 	<p>Recommendation accepted.</p> <p>To meet the Basic Conditions.</p>	<p>Amend Inset Map to reflect the Examiners recommendation.</p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
	<i>After "resisted:" insert "other than in very special circumstances".</i>	Recommendation accepted. To align with national policy and with the Basic Conditions.	<i>Proposals for development in a Local Green Space will be resisted, [insert] <u>other than in very special circumstances unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose. (e.g. Small areas of car parking).</u></i>
Policy 17: Air Quality	<i>That the policy be deleted.</i>	Recommendation accepted. To avoid repetition and to align with the Basic Conditions.	Policy 17 will be deleted and the policy numbering sequence will adjusted accordingly to accommodate the deletion.
Policy 18: Traffic and Transport	<i>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".</i>	Recommendation accepted. To align with national policy and with the Basic Conditions.	<i>Policy 18: Traffic & Transport</i> <i>Development proposals will be supported provided they can demonstrate that their [insert] <u>residual traffic impacts on the local road network [insert] are not severe</u> [delete] can either be</i>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			<p>avoided or can be mitigated to the satisfaction of the local highways authority. Support is given to maximising the best and most effective use of the existing transport network and facilitating enhancements with priority given to improving bus, community transport, pedestrian infrastructure, cycle network and cycle parking. Locally generated CIL receipts will support the creation of a new network of cycle paths, footpaths and bridleways between local villages, schools, the South Downs and neighbouring parishes as well as the provision of new cycle parking.</p>
Policy 19: Car Parking	<p><i>In the first sentence insert "Storrington" before "village centre".</i></p>	Recommendation accepted.	
	<p><i>In the second paragraph delete all the policy after the first sentence. Delete the third paragraph.</i></p>	Recommendation accepted.	[delete] However the following number of off-road car parking spaces is

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
		<p>To remove the proposed parking standard as a policy and reconfigure it as a non-statutory community aim to meet the aspirations of the Qualifying Body.</p>	<p>preferred. • 2 parking spaces per 1-3 bed house. • 3 parking spaces per 4 bed house. • Proportionate spaces for any larger houses. • Parking spaces for flatted accommodation to be determined on a case-by-case basis. Proposals for employment or leisure development must include adequate on-site parking provision where they accord with all other aspects of the SSWNP and HDPF. When any new car parking is provided the provision of electric vehicle charging points will be encouraged. New car parking spaces should use appropriate permeable surfaces to reduce surface water flooding.</p> <p>Reintroduce it as a non-statutory community aim to reflect the community's aspirations. Comments will be invited on this</p>

Policy/Issue	Suggested Examiner's recommendation	Decision and Justification	Action Taken and Revised Modification
			amendment as part of the 6 week consultation.
The Referendum Area	<p><i>'I can see the benefits in terms of consistency, of extending the referendum area to include those properties which fall within that joint consultation area. I consider that this area will be directly impacted by some of the policies in the Plan. I have been provided with a list of roads that fall within Thakeham Parish area and inside the joint consultation area and hence should be included in the referendum.</i></p> <p><i>• Brook Close • Southdown Way • Rother Close • Jubilee Way • Rainbow Way • Concorde Close • Crescent Rise • Rock Road up to junction with Bracken Lane • Water Lane up to junction with Brook Close • New development at Watermeadow Close • New development at Leatherbottle Way 160.</i></p>	<p>Recommendation accepted.</p> <p>To reflect a Memorandum of Understanding with the adjacent parish of Thakeham as policies within the SSWNP directly impact on residents within Thakeham Parish. Neighbourhood Plan legislation gives power to the Examiner to specify the extent of the referendum area.</p>	<p>Referendum area will be adjusted to accommodate Examiner's recommendation.</p>