

**STORRINGTON & SULLINGTON AND WASHINGTON NEIGHBOURHOOD PLAN
PUBLIC CONSULTATION 10TH JULY 2017 – 4TH SEPTEMBER 2017
SUMMARY OF RESPONSES FROM STATUTORY CONSULTEES
TOTAL RESPONSES RECEIVED - 6**

Doc. Page /Policy number	Consultee	Summary	Steering Group response
Policy 1	SDNP	Suggest deletion of second paragraph or tighter, more specific wording regarding the few locations that the policy applies to and that are outside of the NP.	The policy has been reworded in conformity with NPPF Policy 55 regarding development in rural areas.
Policy 2	Southern Water	Would like the following criteria for each site. <ul style="list-style-type: none"> • The scheme provides a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider. • Layout is planned to ensure future access to the existing water and wastewater infrastructure for maintenance and upsizing purposes • Has regard to the proximity of commercial uses (where relevant). 	This is covered under the policies contained in the HDPF
Policy 2 i Paula Rosa	WSCC	Commented on need for Transport Assessment	The Planning application for this site has been approved.
Policy 2 ii The Vineyard		No comments received	
Policy 2iii North Street / Ryecroft	WSCC	Concerns about pedestrian access via car park – improvements to pedestrian access would be	Note – to be covered as part of planning application

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		necessary.	
Policy 2iii North Street / Ryecroft	Environment Agency	If site is to go forward, sequential test to be undertaken and flood risk assessment as part of planning application.	Sequential test carried out
Policy 2iii North Street / Ryecroft	West Chiltington Parish Council	Concerns re loss of allotment space.	These allotments were lost 20 years ago.
Policy iv Ravenscroft Allotments	SDNP	Concerns regarding the number of dwellings and allotments proposed. Preferred previous proposals for smaller scheme. Insufficient landscape and visual assessment to demonstrate that the site has capacity for development proposed without impacting on the special qualities of the SDNP.	Following discussions with SDNPA the number of dwellings on this site have been reduced. The Steering Group expects that the SDNPA will confirm its support during the reg. 16 Statutory Consultation.
Policy iv Ravenscroft Allotments	Natural England	Concerns regarding significant number of homes adjacent to SDNP – advises to seek alternative site. Landscape and Visual Impact Assessment to be carried out.	See above
Policy v Angell Sandpit	WSCC	Access via unadopted road – right of access to the site will be needed as well as improvements to access.	This will need to be addressed as part of the planning application
Policy v Angell Sandpit	Natural England	Potential for negative impact on SSSI and SDNP – mitigation should be strengthened to protect and where possible enhance the site. Landscape and Visual Impact Assessment to be carried out.	This will need to be addressed as part of the planning application
Reserve Sites		No comments received	
Policy 3	SDNP	Specifically mention that this policy does not apply to North Farm for which there is a separate policy.	ok
Policy 4	SDNP	Recommends some additional policy wording - and	ok

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		extra criterion in relation to providing connections to rights of way.	
Policy 4	Natural England	Would need further info on the Estate Plan due to site being in the SDNP. Landscape and Visual Impact Assessment to be carried out.	The Estate Plan has been accepted by the SDNPA
Policies 5 - 8		No comments received	
Policy 9	SDNP	Define green gaps on proposals maps.	Not possible as proposals maps do not cover all of the gaps between the villages.
Policy 10	SDNP	Include support for sustainable tourist accommodation in the policy as well as cycle parking	ok
Policy 11		No Comments received	
Policy 12		No comments received	
Policy 13	SDNP	Include reference to policy 2 iv and state that proposals for allotments within the SDNP need to be informed by an assessment of the landscape context and do not cause harm to its special qualities.	ok
Policy 14		No comments received	
Policy 15	SDNP	Welcomes this policy	noted
Policy 16	SDNP	Suggests replacement of last paragraph with alternative wording relating to development that is necessary to preserve the value of the local green space	ok
Policy 17		No comments received	
Policy 18	WSCC	It is considered that equestrian users and therefore bridleways should be included in the second paragraph of the policy.	ok
Policy 18	SDNP	Add map of existing and proposed / aspirational access routes.	This may be possible when the Plan is to be reviewed as this project has not yet

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			commenced and so no routes have been defined.
Policy 19	WSCC	Welcomes the reference to the county council parking standards but suggests that policy is less prescriptive to ensure flexibility over how spaces are provided.	The SG feels considers that there is merit in keeping this policy wording as there are recognised problems with parking in Storrington Village where shop workers are parking in residential roads.
Community Aims	SDNP	Difference between community aims and policies needs to be clearly explained and how they can be used when assessing proposals for development.	Paragraph added in section 4
Other – Creation of Sandgate Country Park	SDNP	Include aspiration to restore heathland on the site in the supporting text.	ok
Other general Infrastructure	SDNP	Include reference to SDNP as well as HDC in terms of funding from CIL Consider the inclusion of a list of priorities Consider mention of segregated cycle path as potential infrastructure project	ok
Other general Maps	SDNP	Include National Park Boundary	ok
Para 3.15	WSCC	Any reference to Mineral Authority should read “Minerals Planning Authority”. Any reference to Joint Minerals Local Plan should read “West Sussex Joint Minerals Local Plan”	Noted and actioned
Other Transport Assessment	WSCC	No overriding concerns about transport impacts of proposed developments however as development takes place there will be a need for improvements / financial contribution to be secured.site specific	noted

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		matters should be addressed as part of planning process and pre-application advice	
Other Transport Assessment	Highways England	Unlikely to be concerned with delivery of 229 dwellings but if allocation increases then Highways England would need to be re-consulted.	noted
Other – Additional Policy	Southern Water	To ensure consistency with the NPPF the following wording is proposed “New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the Plan”	This is covered in the policies contained in the HDPF
Other – housing numbers	West Chiltington Parish Council	Given the poor air quality and traffic congestion, the number of homes proposed would further increase these areas of concern.	Whilst this is a concern for the SG, Storrington is categorised as a settlement capable of development. The SG considers that the balance of homes in the Plan versus the issues with traffic congestion is correct.