

Appendix B. Storrington, Sullington and Washington Neighbourhood Plan

Schedule of Representations – consultation held 6 February 2019 to 27 March 2019

Consultee Reference No.	Organisation/Individual	Summary of Representation	HDC Comment and Action
1	Sport England	Comment. Guidance given reflecting national policy	No further action required
2	Resident	Support the modifications and the plan	No further action required
3	WSCC Estates	Objection to LGS (no.13 The Triangle).	The issue has already been addressed through the examination process. No further action required.
4	Resident	Support the modifications and the plan	No further action required
5	Henry Adams	Support modifications and inclusion of Downsview as an allocation.	No further action required
6	Southern Water	No further comments on the proposed modifications	No further action required
7	Resident	Objection to the allocation of Land north of Downsview. Reference made to preservation of adjacent ancient woodland and preservation of local habitats and species.	Please refer to the decision statement regarding the allocation of Downsview Ave. Issues regarding ancient woodland and ecology issues be considered through development management process and appropriate mitigation will be applied. No further action required.

8	Environment Agency	Support modifications including the removal of Land off North Street due to it being located within a flood risk zone. No further comment regarding new allocation at Land north of Downsview Avenue.	No further action required.
9	WSCC	<p>Policy 2: Comment on the enhancement of the existing rights of way network in relation to the new allocation at Downsview Ave. No objection to Downsview as a development site with SuDs supported as part of the drainage strategy.</p> <p>Policy 17: Reference made to removal of reference to CIL in contributing to local infrastructure improvements. It should come forward as community aim.</p>	<p>Minor amendment to align with the NPPF paragraph 98 to Policy 2 (vi) and to meet the basic conditions.</p> <p><i>The public right of way which abuts the western side of the site will be maintained enhanced as part of a green corridor that runs along the western perimeter of the site.</i></p> <p>CIL will still be an appropriate mechanism to deliver infrastructure. 25% of CIL receipts raised in the NP area will be directed to the parish. It will be for the parish to decide on which projects they want to support. No further action required.</p>
10	ECE Planning	Support modifications to Policy 2 (Angell Sandpit)	No further action required.
11	Rodway Planning	Objection relating to a shortfall in housing provision in the plan. Further objection made to Policy 8 and 9 and Land south of Northlands Lane be omitted from the green gap designation and should be considered for inclusion as a housing site in the plan.	HDC supports the prompt review of the NP in line with the examiner's recommendations and all policies will be reassessed in any forthcoming review to ensure they are up to date.

12	CPA Property	Objection relating to a shortfall in housing provision in the plan. Chantry Lane should be considered for both employment and housing use.	The issue of Chantry Lane was considered during the examination. HDC supports the prompt review of the NP in line with the examiner's recommendations. All policies will be reassessed to ensure they are up to date and accord with national policies.
13	Resident	Objection to the inclusion of Downsview as a housing site. The land should come forward as LGS. Development would impact on amenity of adjacent properties and local character. Local flooding also impacts on the site. The site is also located outside the built up area boundary and should not be allowed to come forward.	The merits of the site for LGS designation was considered at the hearing session and rejected by the examiner as it did not meet the test as stated in national planning policy. Issues of impact on local amenity will be considered through the DM process. No part of the site is located in any flood risk zone map. The BUAB will be redrawn to include Land north of Downsview Ave.
14	Genesis Planning	Objection/Comment to Policy 1, 2, 8 and 9. Policy 1 should be amended to include the reuse of previously developed land outside the BUAB in Storrington and Sullington Parish. The representation cites a shortfall of housing provision in the plan and there should be a prompt review of the plan. The representation presents a critique of gap between Storrington and West Chilts (the extent of the green gap should be modified to exclude West Wantley Farm without	The Council remains satisfied that the recommendations in the Examiner's report comply with the basic conditions. HDC supports the prompt review of the NP in line with the examiner's recommendations. All policies will be reassessed to

		prejudicing the overall function of the gap) and Viewpoints (it is recommended the viewpoint be modified).	ensure they are up to date and accord with national policies.
15	Neame Sutton	<p>Comment on the shortfall of housing being provided in the plan. An immediate review of the plan is supported. Support is given to the modification relating to Policy 2(iv) but for clarification the inset maps should be modified to reflect the examiner's recommendations.</p> <p>Paragraph 4.32 will be amended to reflect examiner's conclusion at Para 84 of his report.</p>	<p>HDC supports the prompt review of the NP in line with the examiner's recommendations</p> <p>Inset Maps 1 and 2 will be corrected for clarification.</p> <p>Minor amendment for clarification. Paragraph 4.32 will be amended to reflect examiner's conclusion at Para 84 of his report.</p>
16	Cushman Wakefield	Support is given to removal of the reference to 'reserve sites' and the Old Mill Drive ('The Diamond') is available to come forward for development. It is suggested for the purpose of marketing greater flexibility is afforded to the policy given the current commercial climate and difficulty of progressing with a mix used proposal. The policy should be amended to reflect this.	Issues of viability can be dealt through the DM process if commercial uses or mixed use cannot be provided onsite. Sufficient robust evidence must be provided in relation to issues concerning viability.
17	Savills	<p>Support with modifications to Policy 1.</p> <p>It is suggested further clarification is sought on what type of development will be supported in Policy 1. Further modification is recommended to Policy 1 to include environmentally or visually degraded land alongside previously developed land.</p>	The Council remains satisfied that the recommendations in the Examiner's report comply with the basic conditions and other requirements. No further action is required. It should be noted
18	Gladman	Objection to Policy 8 and 9 in the SSWNP. State that the policies are not supported by evidence. Further evidence	The additional documentation is noted. Having reviewed and

		<p>has been submitted in a landscape and visual appraisal to the west of Fryern Road in relation to the proposed designation. The boundary of the gap should be redrawn excluding land off Fryern Road</p> <p>Further comment on the shortfall of housing provision in the SSWNP.</p>	<p>considered this documentation, the Council remains the Council remains satisfied that the recommendations in the Examiner's report comply with the basic conditions and other requirements, and Policies 8 & 9 should be redrafted in accordance with the Examiner's recommendations.</p> <p>HDC supports the prompt review of the NP in line with the examiner's recommendations. All policies will be reassessed to ensure they are up to date and accord with national policy.</p>
19	Resident	<p>Objection to Policy 1 (An early review negates the purpose of the NP), Policy 2 (No development on the edge of the SDNPA – the quantum of development at Ravencroft should be amended to 0). Support is given to Policy 8 and Policy 9 regarding protecting important views and separation of settlements respectively. Objection to modification to Policy 10. Tourism uses should be limited to built up areas and the proposed modification put forward by the examiner should be rejected. Objection to Policy 16 and textual modification (<i>'other than in very special circumstances'</i>) put forward by the examiner should be omitted. Objection to the removal of Policy 17 (air quality) and regard should be given to road congestion arising from</p>	<p>The Council remains satisfied that the recommendations in the Examiner's report comply with national policy and the basic conditions. Due process has been followed. No further action is required.</p>

		increased development and on road safety from increased traffic.	
20	Batcheller Monkhouse	Support is given to the removal of Longbury Hill Wood as LGS. Inset Map 6 to be amended accordingly. There is agreement with the examiner regarding the designation of green gaps and they should only be applicable to areas where potential settlement coalescence applies. Support is given to removal of green gaps where no chance of settlement coalescence.	For clarification Policy 9 and inset map 6 be amended to refer to Green Gap in the singular.
21	Resident	Objection to Land north of Downsview Avenue as a housing allocation. Access to green space is important to well-being of the community and the area has been used for recreational activity for many years.	Due process has been followed and Land north of Downsview is suitable for development. The site contributes positively to sustainable development and has been robustly tested through the revised sustainability appraisal.
22	Planning Potential	Support is given to the modifications proposed in the plan. Further modification is suggested. Particular regard should be given to the shortfall in housing provision in the NP in order to meet local need.	The Council remains satisfied that the recommendations in the Examiner's report comply with national policy and the basic conditions. HDC supports the prompt review of the NP in line with the examiner's recommendations.
23	Resident	Objection. Lack of infrastructure to keep up with development levels in the village. Pollution levels arising from cars are unacceptable. Further development will add to this issue.	Noted. The Council remains satisfied that the recommendations in the Examiner's report comply with national policy and the basic conditions.

24	Natural England	Comment. Modification accepted on Angell Sandpit with regards to the buffer zone from the SSSI. The provision of SuDs should be considered at Downsview and is a matter for DM process. HRA rescreening is accepted. NE accept the conclusion of the SA.	Noted. No further action is required.
25	Resident	Support is given to the SSWNP with particular regard to the provision of the green gap.	Noted. No further action is required.