Horsham District Council Local Planning Authority

Rudgwick Parish Neighbourhood Development Plan 2020-2031

FINAL DECISION STATEMENT

Date: 19 March 2021

1.0 INTRODUCTION

1.1 Horsham District Council ("the Council") has a statutory duty[1] to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDPs) and Orders and to take NDPs and Orders through a process of examination and referendum.

1.2 This decision statement relates to the NDP produced by Rudgwick Parish Council (RPC). Under the Town and Country Planning Act 1990 (as amended), ("the 1990 Act") Horsham District Council ("the Council") has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of NDPs and Orders and to take NDPs and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the responsibilities under Neighbourhood Planning

1.3 Following the Examination of the Rudgwick NDP and the receipt of the Examiner's Report. Horsham District Council is required to make a decision on the next steps. As set out in the Neighbourhood Planning Regulations these are:

a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 5 of Schedule A2 to the 2004 Act;

b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or a modification proposal under paragraph 8 of Schedule A2 to the 2004 Act;

c) what action to take in response to the recommendations of an Examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) in relation to a neighbourhood development plan or under paragraph 13 of Schedule A2 to the 2004 Act in relation to a proposed modification of a neighbourhood development plan;

[1] The Town and Country Planning Act 1990 (as amended)

d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or paragraph 14(6) of Schedule A2 to the 2004 Act;

e) whether to extend the area to which the referendum is (or referendums are) to take place; or

f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) or the draft plan under paragraph 14(4) of Schedule A2 to the 2004 Act.

1.4 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)) and sets out the Council's decision and the reasons for this.

1.5 Appended to this document is a map of the Rudgwick Neighbourhood Plan Area, entitled Appendix A. Appendix B sets out the Examiner's Proposed Modifications to the Rudgwick NDP along with the actions taken and revised modifications.

2.0 BACKGROUND

2.1 In 2016 Rudgwick Parish Council commenced work on its NDP. The Neighbourhood Plan Area was designated by Horsham District Council on 28 June 2016. The Rudgwick Neighbourhood Development Plan (RNDP) area covers the entire parish of Rudgwick. A map of the designated Neighbourhood Plan Area can be found at Appendix A.

2.2 Rudgwick Parish Council have carried out two Pre-Submission consultations on the RNDP. The first Pre-Submission RNDP underwent consultation in accordance with Regulation 14 from 23 December 2019 to 17 February 2020. Following an initial review of the comments received the Neighbourhood Planning group in consultation with their planning consultant concluded that the degree and significance of modifications required to the plan would require a further pre-submission consultation. The RNDP was modified and the Second Pre-Submission consultation was held between 18 May 2020 and 19 July 2020.

2.3 Rudgwick Parish Council submitted the submission draft plan to the Council on the 4 September 2020. The Submission Draft RNP was publicised and representations were invited for seven weeks between Friday 2 October and Friday 20 November 2020.

2.4 Andrew Ashcroft was appointed by Horsham District Council with the consent of RPC, as 'the Examiner' to undertake the examination of the Rudgwick NDP and to prepare a report of the independent examination.

2.5 The Examiner's report was received on 16 March 2021. It concludes that the RNDP, subject to a number of recommended modifications meets the basic conditions set out in the legislation and can proceed to referendum.

2.6 As has already been indicated in paragraph 1.3 of this report, Regulations 17A and 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the local planning authority to outline what action to take in response to the recommendations of an Examiner following the formal examination.

3.0 DECISION

3.1 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, Horsham District Council, with the consent of RPC has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept all the modifications made to the draft plan by the Examiner under paragraph 12(2)(4) of Schedule 4B to the Town and Country Planning Act 1990. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modification was accepted.

3.2 The District Council underwent a 'standard' screening for all neighbourhood plans in the district and has confirmed that the RNDP was screened in accordance with the Strategic Environmental Assessment (SEA) Directive and concluded a SEA was not required in this instance as the plan contains no site allocations for development. The examiner has concurred with this assessment.

3.3 The RNDP was also screened in accordance with the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018. The screening concluded that the RNDP would have no significant effects in respect of European sites as a result of the implementation of the policies within the Rudgwick Neighbourhood Development Plan and Appropriate Assessment is not required. The Examiner agreed with this assessment.

3.4 It follows, the examiner was satisfied the standard SEA Screening Opinion prepared by the District Council, the HRA Screening Report and the policies within the RNDP are compatible with EU obligations and therefore the Basic Conditions.

4.0 THE REFERENDUM AREA

4.1 The Council is in agreement with the Examiner's recommendation that there is no policy or proposal significant enough to have an impact beyond the designated neighbourhood plan area, and that any referendum that takes place in due course be contiguous with the boundary of the designated Neighbourhood Plan area as shown at Appendix A.

5.0 CONCLUSION

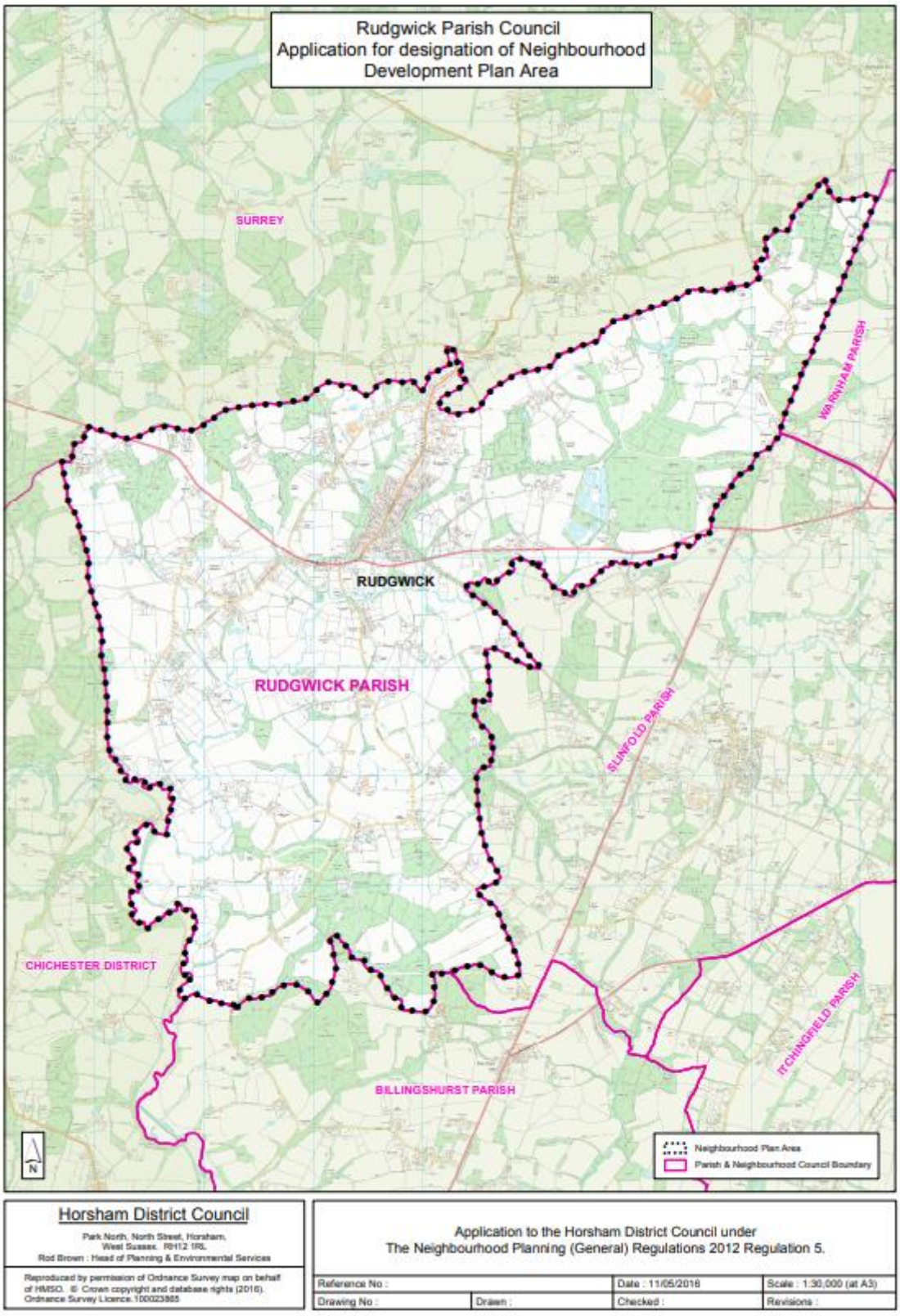
5.1 The Council is of the view that the draft submission Rudgwick NDP as modified in Appendix B: Examiner's Proposed Modifications to the Rudgwick Neighbourhood Development Plan 2020-2031, complies with the legal requirement and may now proceed to Referendum.

5.2 The COVID-19 pandemic has resulted in mandatory restrictions on movement since March 2020 to prevent transmission of the virus and protect vulnerable groups. The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulation 2020 prevents any referendum on neighbourhood plans being held until 5 May 2021 at the earliest. Upon the issue of the decision statement, 'significant weight' can be applied to the plan by the decision maker when considering planning applications. The Council will seek to progress the RNDP to referendum as soon as practically safe to do so.

Signed: 

Barbara Childs
Director of Place
Date: 19 March 2021

Appendix A: Rudgwick Neighbourhood Plan Area



Appendix B: Examiner's Proposed Modifications to the Rudgwick Neighbourhood Development Plan

Policies	Examiner's Modifications (insertion underline, omission as ~~strikethrough~~)	Decision and Justification	Action Taken and Revised Modification
Front Cover	Add the following text to the front cover following the title Submission Plan – September 2020	HDC agree with the Examiner's recommendation to provide clear indication on the front cover of the RNP that this is the Submission version of the RNP	No further action required. Modification to be taken forward to the final plan.
Paragraph 2.10	The 2011 Census confirmed that in 2011 ~~Rudgwick~~ the Neighbourhood Area had a population of 2,722	HDC agree with the Examiner's recommendation to clarify that the population refers to the entire parish and Neighbourhood Area	No further action required. Modification to be taken forward to the final plan
Paragraph 2.10 Bullet Point 3	The largest age group in Rudgwick ~~was~~ is 45-65; at 33.3% this is higher than the Horsham proportion (29.1%) and substantially higher than the figure for England (25.4%).	Correct typographical error	No further action required. Modification to be taken forward to the final plan
Page 14, Footnote 1	1 As defined in the relevant Development Plan document. At the time of writing this is the Horsham Development Planning Framework, and this will be replaced by the Horsham District Local Plan once ~~prepared~~ adopted.	Correct typographical error	No further action required. The inclusion of a policies map negates this modification but for completeness it will recorded in this schedule.
RNP 1 RNP1.1	RNP1.1 ~~Sustainable development is supported. Outside of defined built up areas new residential development should be on allocated sites only or in accordance with exception policies in the development plan.~~ Proposals for sustainable development will be supported. Outside of defined built up areas (as shown on the Policies Map) new residential development will only be supported on allocated sites or where they would accord with the residential exception policies in the development plan	HDC agree with the Examiner's recommendation for modifications to Policy RNP1.1 to include a policies maps which shows the location of the six settlements and the details of the built-up area boundary for Rudgwick/Bucks Green (as shown on Policies Map 12 of	No further action required. Modification to be taken forward to the final plan.

		the HDPF). This will achieve the clarity required by the NPPF.	
RNP1.2	RNP1.2 All development, regardless of its location or whether it is allocated for development, should be designed to: a) ~~Minimise and ideally avoid the coalescence of any of our six distinct settlements.~~ maintain the settlement pattern in the parish and avoid the coalescence of the individual settlements b) avoid the diminution of a settlement's individual identity and actively respond to its built pattern. The plan should be modified to include a separate element of the Policies Map which shows the location of the six settlements and the details of the built-up area boundary for Rudgwick/Bucks Green (as shown on Policies Map 12 of the HDPF).	HDC agree with the Examiner's recommendation for modifications to Policy RNP1.2a to remedy its lack of clarity on the coalescence issue HDC agree with the Examiner's recommendation to Include a policies map which shows the location of the six settlements and the details of the built-up area boundary for Rudgwick/Bucks Green (as shown on Policies Map 12 of the HDPF).	
Paragraph 5.2	As discussed in Section 1 of this document, ~~this plan~~ the Rudgwick neighbourhood development plan does not make any allocations for new residential development. Instead it seeks to guide any residential development that does take place over the plan period to ensure it addresses existing deficiencies in our local housing stock. The Parish Council and the District Council have agreed that new residential development in the neighbourhood area will be considered in the emerging Horsham Local Plan. This decision took account of the District Council's wider engagement with the parish	HDC agree with the Examiner's recommendation to provide clarity on the relationship between the RNP and the role of the emerging Horsham District Local Plan	No further action required. Modification to be taken forward to the final plan.

	councils which were preparing neighbourhood plans in September 2019.		
RNP 2 RNP 2.1 RNP2.2	RNP2.1 ~~In order to facilitate a mixed and balanced community and to help redress the imbalance of Rudgwick's housing stock, the mix of market housing on all sites should accord with the following unless there are compelling reasons to deviate, based upon local demonstrable housing needs:~~ ~~a) 4+ Bedroom – 10% (rounded to nearest whole number)~~ ~~b) 3 Bedroom – 40% (rounded to nearest whole number)~~ c) ~~1 or 2 Bedroom – 50% (on average, to balance the site)~~ Proposals for new housing development should deliver homes which address local housing needs in the parish as set out in the Housing Matters Paper and the Housing Needs Analysis. Proposals for the development of 1, 2 or 3-bedroom houses which comply with the spatial strategy of the Plan (Policy RNP1.1) will be particularly supported. RNP2.2 ~~Exceptionally, and only if appropriate for the site (depending on the size and characteristics of the site and viability of the scheme), one 4+ Bedroom home may be included for sites with 2, 3 or 4 market homes, and one 4+ or 3 Bedroom home may be included for sites with 1 market home.~~ Proposals for four-bedroom houses (or larger houses) on developments of less than ten houses should demonstrate the way in which they complement the development of smaller homes on the site and, where appropriate, contribute towards overall development viability. Proposals for four-bedroom houses (or larger houses) on developments of ten or more houses should be subservient to	HDC agree with the Examiner's recommendation to modify policy RNP2 to: • draw general attention to the housing needs in the parish; • support the development of smaller houses; • provide specific guidance for the development of larger dwellings on both smaller and larger sites; and • provide a connection to the character of the immediate location of the development site concerned.	No further action required. Modification to be taken forward to the final plan.

RNP2.3	the overall development of smaller houses and demonstrate the way in which they address the housing needs of the parish. Insert a new policy clause at RNP2.3 as follows: RNP2.3 Irrespective of the number and the mix of houses, proposals for new development should respond positively to the established character and density of its immediate locality'	HDC agree with the Examiner's recommendation to include an additional policy clause to provide clarification	
Paragraph 5.5	5.5 ~~For ease of reference a table confirming the size of market size dwellings that should be provided in accordance with RNP2 is set out below. Figures should be rounded up (remainder greater than or equal to 0.5) or down (otherwise) to the nearest whole number.~~ ~~**No. of market units** **4+ bed** **3 bed** **1/2 bed**~~ ~~1 0** 0** 1~~ ~~2 0* 1 1~~ ~~3 0* 1 2~~ ~~4 0* 2 2~~ ~~5 1 2 2~~ ~~10 1 4 5~~ ~~15 2 6 7~~ ~~20 2 8 10~~ ~~30 3 12 15~~ ~~40 4 16 20~~ ~~50 5 20 25~~ Policy RNP 2.1 comments about the Plan's general support for housing development which would address the housing needs in the parish and deliver smaller houses. Policy RNP 2.2 comments about the Plan's approach towards the development of larger houses. It does so both in relation to sites of less than ten dwellings and for larger sites. The approach in the policy acknowledges that different development sites will present different issues. The policy also identifies the importance of new	HDC agree with the Examiner's recommendation for modifications to the supporting text to provide clarity.	No further action required. Modification to be taken forward to the final plan.

	housing developments respecting the character and the density of its immediate surroundings. The policy approach will need to be considered in the round with Policy RNP5 which comments on development densities. That policy provides a degree of flexibility for developments to be supported where the housing mix concerned may result in a density which exceeds that of the homes in the immediate locality of the site concerned. Plainly this will involve a judgement by Horsham District Council on a case-by-case basis.'		
RNP3 RNP3.1 RNP3.2 RNP3.3	~~RNP3.1 Major sites will be expected to provide, on site, the appropriate proportion of homes as Affordable in compliance with the local plan.~~ ~~RNP3.2 A minimum of 10% of all homes on such sites must be provided with Affordable Home Ownership tenure in line with national policy.~~ RNP3~~.3~~ The tenure split and mix of affordable homes ~~will be provided in accordance with local need.~~ on major residential development should provide affordable housing in accordance with local housing needs in the Parish.	HDC agree with the Examiner's recommendation to delete Policy RNP3.1 as it duplicates existing local policy on this matter HDC agree with the Examiner's recommendation to delete Policy RNP3.2 as it duplicates National Policy on this matter HDC agree with the Examiner's recommendation to modify Policy RNP3.3 to provide clarity	No further action required. Modification to be taken forward to the final plan.
Paragraph 5.10	~~This plan seeks to protect the delivery of affordable home ownership in new developments that may come forward in the Parish.~~ *Policy RNP3 provides guidance on the delivery of affordable housing in the parish. It should be read in association with the District Council's policies in the Horsham District Planning Framework in general (and Policy 16 in*	HDC agree with the Examiner's recommendation for modifications to the supporting text to provide clarity	No further action required. Modification to be taken forward to the final plan.

	particular) and the Planning Obligations Supplementary Planning Document (September 2017)		
RNP4 RNP4.1	RNP4.1 Development proposals ~~must~~ should not result in a net loss of bungalows.	HDC agree with the Examiner's recommendation for modifications to policy RNP4.1 to provide clarity and have regard to National Policy.	No further action required. Modification to be taken forward to the final plan.
RNP4.2	RNP4.2 Development proposals that would increase the number of bungalows and are in accordance with other policies in this plan will be supported ~~as they help to meet the identified housing needs of older or disabled residents in the Parish~~.	HDC agree with the Examiner's recommendation for modifications to the latter element of Policy RNP4.2 as it justifies the policy rather than acts as a policy in its own right	
RNP4.3	RNP4.3 ~~Major developments must provide at least 15% of all new homes as bungalows or open market sheltered/retirement housing, or a combination of the two.~~ Development proposals for open-market sheltered and retirement accommodation which are in accordance with other policies in this plan will be supported.	HDC agree with the Examiner's recommendation for a modification to policy RNP4.3 to remove the prescriptive approach towards the development of bungalows and replace it with a more general approach towards open-market sheltered and retirement accommodation	
RNP4.4	RNP4.4 ~~To ensure homes are fit for all ages, all new homes should achieve M4(2)* of the optional~~ The development of new homes which achieve Part M4.2 of the Building Regulations will be supported where they otherwise comply with development plan policies.	HDC agree with the Examiner's recommendation for a modification policy RNP4.4 so that the policy is replaced with one which offers general support for the	

		development of houses to the higher standards	
RNP5 RNP5.1 RNP5.2	RNP5.1 All proposals incorporating new residential units should demonstrate how the scheme reflects the surrounding built density of the ~~relevant settlement~~ immediate locality of the development site. RNP5.2 Densities which exceed the existing situation may be permitted where: a) The development is within Rudgwick Village Centre, as defined on the Policies Map; or b) The housing mix provided is in accordance with RNP2.	HDC agree with the Examiner's recommendation for modifications to the policy to ensure reference about density in the relevant settlement is replaced with reference to the density of the immediate locality of the site. This approach would take account of the different densities within the six settlements and in Rudgwick in particular. Unchanged	No further action required. Modification to be taken forward to the final plan.
Paragraph 5.18	The policy below therefore seeks to ensure that any new development continues to reflect the existing built densities to respect the established built character. The policy should be applied in association with Policy RNP4. The development of bungalows may have an impact on both the layout and the density on the site concerned.	HDC agree with the Examiner's recommendation for modifications to the text to provide clarity	No further action required. Modification to be taken forward to the final plan
RNP6 RNP6.1	RNP6.1 Development should utilise materials that reflect the common building styles across the Parish. This means that:	HDC agree with the Examiner's recommendation for modification to the third criterion of Policy RNP6.1 so	No further action required. Modification to be taken forward to the final plan.

RNP6.2	a) Brick should be the main building material complemented by tile-hanging on the upper floor where appropriate. Barn style cladding or clapboard is an acceptable alternative to tile hanging in Rudgwick. b) New or reclaimed brickwork should match existing frontages. c) ~~Tiles are the most acceptable roofing material whether traditional handmade or modern. Slate may be appropriate in extensions to homes already roofed in slate~~ Tiles should be used as roofing material whether traditional handmade or modern. ~~RNP6.2 Full or partial timber-framing in buildings should be used sparingly.~~	that it has the clarity required by the NPPF HDC agree with the Examiner's recommendation to delete RNP6.2 as the policy lacks precision and cannot be applied consistently	
Paragraph 6.5	New buildings should therefore use these materials which have previously been used in the locality. There are some timber-framed buildings in the parish. This is a building style which is difficult to achieve with modern building materials. Where such building techniques are proposed the development should be of the highest quality and take account of local traditions and detailing. Advice should be taken from the District Council and/or specialist organisations with experience of the development of such buildings	HDC agree with the Examiner's recommendation for modifications to the supporting text.	No further action required. Modification to be taken forward to the final plan.
RNP7 RNP7.1	RNP7.1 ~~To ensure that new development contributes positively to the character of Rudgwick, it~~ New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details which may include: a) Rooflines with hipped, half hipped with gablets and catslides.	HDC agree with the Examiner's recommendation to modify Policy RNP7.1 to provide clarity	No further action required. Modification to be taken forward to the final plan.

RNP7.2	b) Chimneys as centrally located ridge stacks and end of gable stacks. c) Sash windows d) Timber fielded panel or more simple plank doors However, proposals that apply such details as a poorly integrated part of the overall design, will not be considered to have achieved a high quality of design and, therefore, will not be supported RNP7.2 ~~Where works are proposed to existing buildings, styles of windows, doors and porches should match originals where possible, in addition to ensuring any extension to the frontage is in keeping with the existing architecture~~ Insofar as planning permission is required works to existing buildings (including styles of windows, doors and porches) should match originals wherever practicable, and ensure that any extension to the frontage of the building is in keeping with its existing architecture and design.	HDC agree with the Examiner's recommendation to modify Policy RNP7.2 to provide clarity	No further action required. Modification to be taken forward to the final plan.
Paragraph 6.7	Rudgwick has acquired its share of buildings which are poorly designed, so it is important that henceforth we build to a high standard. Policy RNP7.2 recognises that not all works to existing dwellings will need planning permission. Nevertheless, where this is the case the Plan would encourage property owners to ensure that the form and detailing of the works concerned respects the character, appearance and architectural format of the building concerned. The policy does not affect the requirements for certain works to listed buildings to need separate listed building consent	HDC agree with the Examiner's recommendation for modifications to the supporting text to provide clarity.	No further action required. Modification to be taken forward to the final plan.
RNP8 RNP8.1	RNP8.1 ~~Development outside of the Village Centre (as defined on the Policies Map), should not have more than two above ground storeys unless it is replacing an existing structure; in which case the new development can have two above ground~~	HDC agree with the Examiner's recommendation for modification to Policy RNP8.1 so that it has the clarity required by the NPPF.	No further action required. Modification to be taken forward to the final plan.

	~~storeys or be of equal height and number of above ground storeys as the structure it is replacing~~ New developments should reflect the local tradition and be of two storeys in height. Development proposals of more than two storeys in height will be supported where they: a) provide an appropriate relationship with existing built development in the local area; or b) are informed by the character and topography of the site and respond positively to their relationship with the site and with other buildings on the site; or c) bring a distinct character to the development by providing variation in form and establishing focal points; or d) are located within Rudgwick village centre	Policy criteria are represented with letter rather than bullet point references to ensure reference to policy criteria is clear	
RNP8.2	Policy RNP8.2 ~~Development within the Village Centre (as defined on the Policies Map) should be no taller than any structure immediately adjacent to it.~~ Irrespective of their location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment'	HDC agree with the Examiner's recommendation for modification to Policy RNP8.2 so that it has the clarity required by the NPPF.	No further action required. Modification to be taken forward to the final plan.
RN8.3	~~RNP8.3 Regardless of its location, the scale and massing of new development should always be in harmony with the surrounding built and natural environment.~~	HDC agree with the Examiner's recommendation to delete RNP8.2 as the policy lacks precision and cannot be applied consistently.	No further action required. Modification to be taken forward to the final plan.
Paragraph 6.11	~~This policy therefore seeks to retain our rural built scale by generally limiting new development to two storeys across the parish with the exception of the village centre where taller development is established~~	HDC agree with the Examiner's recommendation for modifications to the supporting text	No further action required. Modification to be taken forward to the final plan.

	Policy RNP8 addresses the wider range of scale, layout, massing and site efficiency issues as set out in paragraph 127 of the NPPF together with the local tradition of the development of two storey buildings. Policy RNP8.1 identifies a series of circumstances where taller buildings would be considered. Policy RNP8.2 identifies that in all circumstances new buildings should respect the character and appearance of the surrounding built and natural environment		
RNP9 RNP9.1	RNP9.1 New buildings should be placed to form ~~a~~ consistent building lines along streets.	Amend typographical error	No further action required. Modification to be taken forward to the final plan.
RNP9.2	RNP9.2 ~~All paths, vehicular routes and parking areas should actively minimise surface runoff from the site. Measures could include:~~ ~~a) adopting sustainable solutions, such as the use of porous or permeable materials~~ ~~b) paving only the line of wheel tracks.~~ ~~c) integrated soft landscaping to soften the appearance of the area, including tree planting where in keeping.~~ All paths, vehicular routes and parking areas should actively minimise surface runoff from the site. The use of the following measures will be particularly supported: a) the incorporation of sustainable solutions, such as the use of porous or permeable materials; b) the application of paving materials only to the line of wheel tracks; and c) the incorporation of integrated soft landscaping to soften the appearance of the area, including tree planting where appropriate	HDC agree with the Examiner's recommendation for modifications to policy RNP9.2 to provide a positive approach and to provide clarification.	No further action required. Modification to be taken forward to the final plan.

RNP9.3	RNP9.3 ~~All development across the Parish should avoid open-plan frontages. Instead they should establish boundary features. Locally this means:~~ ~~a) Planting a low native hedge, or~~ ~~b) Building a low brick wall (no higher than 1m), or~~ ~~c) Erecting a palisade wooden fence (no higher than 1m), or~~ ~~d) Sussex style oak cleft and rail.~~ As appropriate to their scale, nature and location proposals for residential, employment and commercial development, of one or more units or which involve a change of use to such uses should establish traditional boundary features as appropriate to the site concerned and from the following schedule; a) a low native hedge, b) or a low brick wall (no higher than 1m), or c) a palisade wooden fence (no higher than 1m), or d) a Sussex-style oak cleft and rail'	HDC agree with the Examiner's recommendation for modifications to policy RNP9.3 to provide a positive approach and to provide clarification.	No further action required. Modification to be taken forward to the final plan.
RNP9.4	~~RNP9.4 Panels or close boarded fences, although acceptable for boundaries with neighbours are not suitable for frontage boundaries or other boundaries facing the public highway.~~	HDC agree with the Examiner's recommendation to delete policy RNP9.4 as it is not considered planning policy.	No further action required. Modification to be taken forward to the final plan.
RNP9.5	RNP9.5 ~~Proposals incorporating the provision of new / improved vehicular or pedestrian access should take care to ensure that these are not over-elaborate or out of scale, and are in keeping with the property and surrounding street scene. Materials used in the construction of driveways or entrances should actively respond to the predominant material in the locality.~~ Development proposals which incorporate the provision of new	HDC agree with the Examiner's recommendation for modifications to policy RNP9.5 to provide clarification.	No further action required. Modification to be taken forward to the final plan.

	or improved vehicular and/or pedestrian access should be in keeping with the property and the surrounding street scene. Materials used in the construction of driveways or entrances should actively respond to the predominant material in the locality		
RNP9.6	RNP9.6 ~~Lighting of residential and commercial driveways should be low-level and downward facing to reduce light pollution and spill. Floodlighting of areas is discouraged. Street lighting should be in-keeping with our rural context~~. Development proposals for the lighting of residential and commercial driveways should be low-level and downward facing. Any street lighting associated with new development should be in-keeping with the rural context of the parish	HDC agree with the Examiner's recommendation for modifications to policy RNP9.6 to provide clarification.	No further action required. Modification to be taken forward to the final plan.
RNP10			
RNP10.1	RNP10.1 Parish Employment Areas, as designated on the Policies Map, are safeguarded for employment generating uses. Development proposals within these areas should: a) provide new or replacement high quality employment floorspace, and b) not result in unacceptable noise or disturbance for nearby properties (such as residential, or quieter commercial uses such as offices). c) Not result in a reduction in the net employment floor space.	Unchanged	No further action required.
RNP10.2	RNP10.2 The loss of employment floor space in the Plan Area will only be ~~considered acceptable~~ supported when the floorspace has been vacant and marketed for its current use for at least 6 months and demonstrated to be surplus to requirement.	HDC agree with the Examiner's recommendation for modifications to policy RNP10.2 to provide clarification.	No further action required. Modification to be taken forward to the final plan.

RNP10.3	RNP10.3 ~~Proposals that would facilitate working from home or start-up businesses will be supported so long as they do not result an unacceptable impact on the amenity of adjoining properties and character of the area is not adversely affected. Proposals should also be sympathetic to a building or locations heritage~~. Insofar as planning permission is required proposals for working from home or start-up businesses will be supported where they do not result in an unacceptable impact on the amenity of adjoining properties, the character of the immediate locality and the heritage significance of the property concerned	HDC agree with the Examiner's recommendation for modifications to policy RNP10.3 to reflect that some development proposals will not require planning permission	No further action required. Modification to be taken forward to the final plan.
Paragraph 7.3	This plan retains these areas as Parish Employment Areas to provide a local source of work for local people and help to protect our local economy. Whilst these areas already exist, there is however a need for some limitations to ensure that commercial activity does not become harmful to our rural context or existing 'quiet' commercial uses and residential development. The third part of the policy comments about proposals for home working or start-up businesses. It acknowledges that proposals for home working will not always require planning permission. Where permission is required this part of the policy identifies a series of matters which development proposals should address. In general terms such proposals should be capable of being incorporated sensitively within existing residential areas.	HDC agree with the Examiner's recommendation for modifications to the supporting text	No further action required. Modification to be taken forward to the final plan.
RNP11 RNP11.1	RNP11.1 ~~Proposals for the provision of telecommunication infrastructure, whether that be for fibre broadband or the mobile phone network, are supported so long as they do not have an unacceptable impact on residential amenity, biodiversity, heritage or result in the loss of trees and hedgerows.~~ Development proposals for the provision of telecommunication infrastructure (including fibre broadband and the mobile phone network) will be supported where they do not have an unacceptable impact on residential amenity,	HDC agree with the Examiner's recommendation to provide clarification and ensure the policy can be applied consistently	No further action required. Modification to be taken forward to the final plan.

	biodiversity or heritage assets and where they would not result in the loss of trees and hedgerows		
RNP12.1	RNP12.1 ~~All major residential development within or adjacent to the Built Up Area Boundary of Rudgwick or Bucks Green must demonstrate that future occupiers can feasibly and safely access Important Local Facilities, as defined on the Policies Map, without having to utilise motorised transport methods. Our Important Local Facilities are~~ The Plan identifies the following local facilities as Important Local Facilities: a) King George V Playing Field (Bucks Green) b) Rudgwick Hall c) Jubilee Hall d) Parade of shops in Rudgwick. e) Rudgwick Primary School f) Holy Trinity Church g) Rudgwick Chapel h) Pennthorpe School i) Rudgwick Medical Centre j) Scout Hut/Pre-School ~~If the above cannot be demonstrated, proposals should include new routes or infrastructure to satisfy these requirements as part of their proposal.~~ The layout and arrangement of proposals for major development should be designed to facilitate safe and convenient access to the local footpath network. RNP12.2 Proposals which will result in improved pedestrian/road safety on our highway network will be supported.	HDC agree with the Examiner's recommendation to bring the policy in line with national policy and therefore meet the Basic Conditions. Unchanged	No further action required. Modification to be taken forward to the final plan. No further action required.

Paragraph 8.11	An improved bus service would also be of benefit, perhaps including a link to Billingshurst railway station. Policy RNP 12.1 reinforces the importance of a series of important local facilities in the parish. It sets out the importance of major new developments providing safe, attractive and convenient access to the local footpath network. Once this is achieved it will assist significantly in facilitating pedestrian access to these facilities both in the immediate locality of the site and more generally in the Rudgwick/Bucks Green built up area.	HDC agree with the Examiner's modification to supporting text	No further action required. Modification to be taken forward to the final plan.
Policy RNP13 Policy RNP13.1	RNP13.1 ~~Proposals for new or improved non-motorised routes through the Parish will be supported, particularly where they provide greater accessibility to our Important Local Facilities, as defined on the Policies Map~~. Development proposals which incorporate new or improved non-motorised routes through the parish will be supported, particularly where they provide greater accessibility to the Important Local Facilities, as defined on the Policies Map.	HDC agree with the Examiner's recommendation for modifications to policy RNP13.1 to ensure it relates more closely to the Development Management process	No further action required. Modification to be taken forward to the final plan.
RNP13.2	RNP13.2 Proposals for new non-motorised routes will be supported where: a) they will not have a significant impact on residential amenity or landscape character or heritage assets. b) ~~They provide safe crossings across the public highway if they cross~~ They incorporate safe crossings with existing roads and other routes. c) The route is secured in perpetuity via a planning obligation or is adopted as part of the public rights of way network.	HDC agree with the Examiner's recommendation for modifications to policy RNP13.2 to provide the clarification required by the NPPF.	No further action required. Modification to be taken forward to the final plan.
RNP14 RNP14.1	RNP14.1 New and improved sport and recreation facilities will be supported where they:	HDC agree with the Examiner's recommendation for modifications to policyRNP14.1 policy criterion c to provide clarification.	No further action required. Modification to be taken forward to the final plan.

	a) demonstrate that they are economically sustainable given the rural nature of the Parish and the accessibility of extensive facilities in nearby Horsham, Broadbridge Heath and Cranleigh. b) will not result in unacceptable impacts on residential amenity, the highway network, or our rural character. c) ~~Include suitable landscaping proposals to mitigate landscape harm so far as possible~~ Incorporate landscaping proposals appropriate to the scale, nature and location of the development to mitigate any harm to the wider natural environment.		
RNP15 RNP15.1	RNP15.1 ~~A proposal for a new allotment site will be supported provided that~~ Development proposals for new allotment site(s) will be supported provided that: a) Off-street (cycle and vehicle) parking is provided so that no parking on the public highway is required. b) It does not result in an unacceptable impact on residential amenity. ~~c) A long-term allotment management plan or strategy has been prepared in consultation with the Parish Council and agreed with the Parish Council prior to the application being made.~~	HDC agree with the Examiner's recommendation for modifications to policy RNP15.1 to provide clarification. HDC agree with the Examiner's recommendation to delete policy RNP15.1 policy criterion c as it does not relevant to planning policy	No further action required. Modification to be taken forward to the final plan.
Paragraph 8.17	Proposals which would provide allotments within the Parish are supported. The long-term management and maintenance of any new allotments will be an important consideration. A management plan or a similar strategy should be prepared in consultation with the Parish Council as proposals for new allotments are worked up. Thereafter they should be included with the details of the eventual planning application.	To update supporting text in line with policy wording modifications	No further action required. Modification to be taken forward to the final plan.

RNP16 RNP16.1	RNP16.1 The following areas, as identified on the Policies Map, are designated as Local Green Space: a) King George V Playing Fields – *principally for its recreational value to the local community.* b) Churchmans Meadow – *principally for its recreational value to the local community.* c) Land at Foxholes Woods – *principally for its recreation, tranquillity and potential wildlife value.* d) Summerfold Open Space – *principally for its recreational and possible biodiversity/wildlife value.* e) Church Street (east side) in Conservation Area Wide Verge – *principally for its recreational and historical value* f) Haven Road and Naldretts Lane open spaces – *principally for its recreational value.*	Unchanged	No further action required.
	RNP16.2 ~~In accordance with national planning policy, there will be a presumption against all development on Local Green Space except in very special circumstances~~ Development proposals within the designated local green spaces will only be supported in very special circumstances.	HDC agree with the Examiner's recommendation for modifications to policy RNP16.2 to provide clarification.	No further action required. Modification to be taken forward to the final plan.
RNP17 RNP17.1	RNP17.1 Development that enhances Rudgwick's Green Infrastructure will be positively supported. In doing so, development should not result in the net loss of existing trees or hedges.	Unchanged	No further action required.
	RNP17.2 ~~Where the loss of existing trees is unavoidable, they must be replaced with a greater number of trees that have the potential to be of greater environmental value than those lost. These must be provided on site or elsewhere within the Plan Area. Trees planted should be suitably mature and, as a minimum, conform to British Standard BS 3936-1 / Standard 10-12cm girth.~~ Development proposals which involve the loss	HDC agree with the Examiner's recommendation for modifications to policy RNP17.2 to provide clarification.	No further action required. Modification to be taken forward to the final plan.

	of existing trees should incorporate proposals for their replacement to an identical environmental value either within the site itself or elsewhere within the immediate locality. Any replacement trees should reflect the scale and nature of the trees to be lost and, as a minimum, conform to British Standard BS 3936-1/Standard 10-12cm girth.		