



Horsham District Council Local Planning Authority

Bramber Parish Neighbourhood Plan 2018-2031

FINAL DECISION STATEMENT

Date: 25 August 2020

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) has a statutory duty¹ 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 Bramber Parish Council (BPC). 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 Bramber 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.

2.0 BACKGROUND

2.1 In 2014 Bramber Parish Council commenced work on a Neighbourhood Plan in partnership with neighbouring parishes Steyning, Wiston and Ashurst. This group was preparing a combined plan for the four parishes but it formally de-clustered on 12 October 2017 under Regulation 12 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.2 In October 2017 Bramber Parish Council took the decision to develop a Neighbourhood Plan for the Parish of Bramber alone. The Neighbourhood Plan area was designated by Horsham District Council on 15 February 2018 and the South Downs National Park Authority (SDNPA) on the 26 February 2018. A map of the designated Neighbourhood Area can be found at Appendix A.

2.2 The Bramber Neighbourhood Development Plan (BNDP) area covers the entire parish of Bramber, the majority of the Parish falls within the South Downs National Park. However, the main settlement of Bramber is within Horsham District, and therefore Horsham District Council are the lead authority for supporting the preparation of the BNDP.

2.2 The Pre-Submission Bramber NDP underwent consultation in accordance with Regulation 14 from 21 September – 2 November 2019.

2.3 Bramber Parish Council then submitted the submission draft plan to the Council. The submission draft BNDP was publicised and representations were invited for nine weeks between 16 March until midnight on 18 May 2020.

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

2.5 The Examiner's report was received on the 27 July 2020. It concludes that the BNDP, 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 BPC 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.

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 shown at Appendix A.

5.0 CONCLUSION

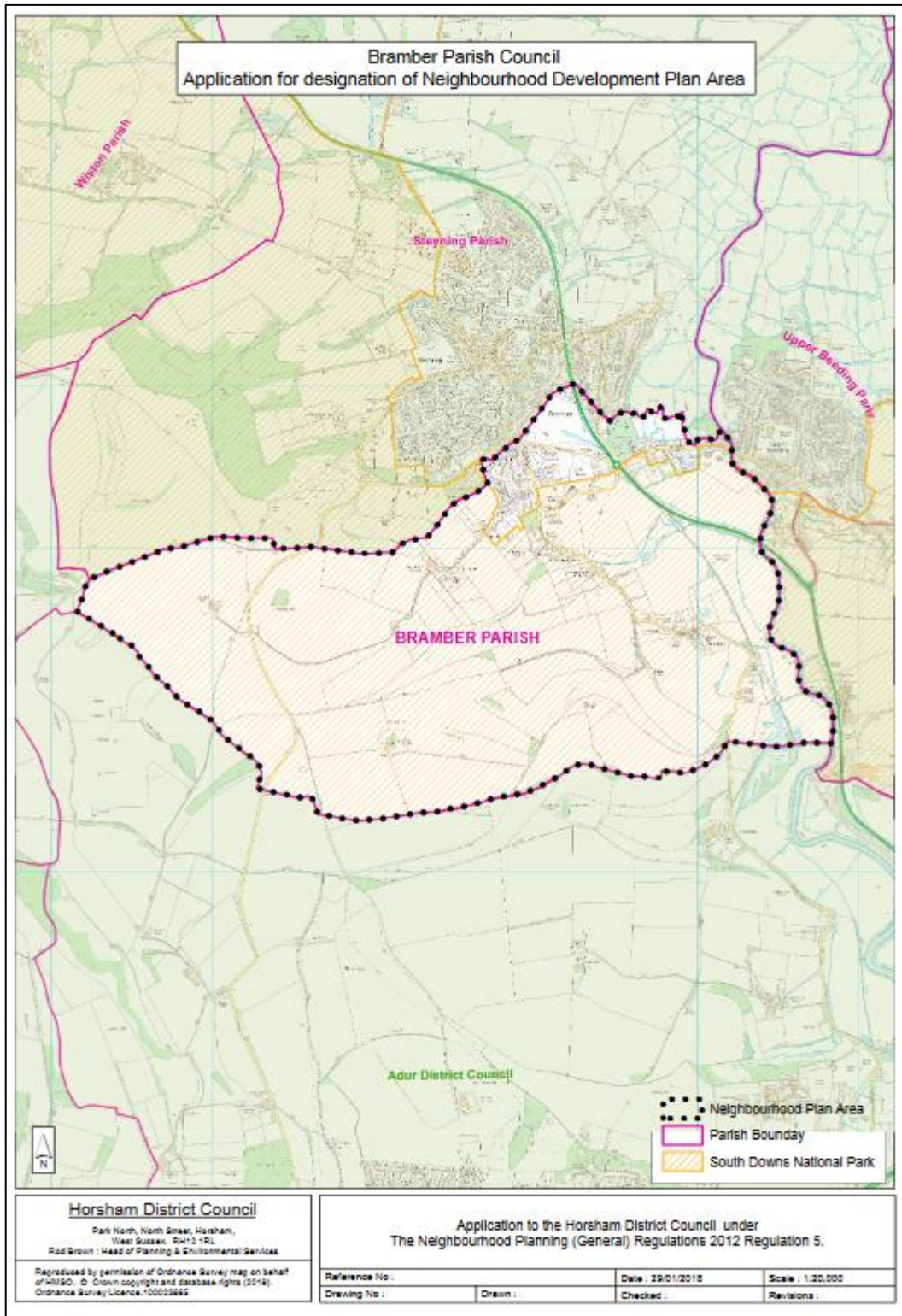
- 5.1 The Council is of the view that the draft submission Bramber NDP as modified in Appendix B: Examiner's Proposed Modifications to the Bramber Neighbourhood Plan 2018-2031, complies with the legal requirement and may now proceed to Referendum.
- 5.2 The COVID-19 pandemic has resulted in mandatory 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. It follows that the referendum for the Bramber Neighbourhood Development Plan is suspended until further notice and a referendum can be undertaken safely.

Signed:



Glen Chipp
Chief Executive
Horsham District Council
Date: 25 August 2020

Appendix A: Bramber Neighbourhood Plan Area



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

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Paragraph 1.10	<p>The Neighbourhood Plan has been prepared within the context <u>provided by the NPPF (2019)</u> This Pre-Submission Consultation draft (Regulation 14) Neighbourhood Plan is being prepared and submitted to Horsham District Council in accordance with the revised NPPF published in February 2019.</p>	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.
Paragraph 1.14	<p>For Bramber, therefore, the HDPF policies remain relevant to the area situated outside the National Park, to the north of the parish. This encompasses much of the village of Bramber. The HDPF is currently being reviewed with a view to adopting a new document in 2020.</p>	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.
Paragraph 1.15	<p>For the South Downs National Park Authority, The South Downs Local Plan⁷ was formally adopted by the SDNPA on Tuesday 2 July 2019. It sets out how development will be managed from 2014 to 2033. The setting of the parts of Bramber that are either within or adjacent to the protected National Park and landscape views offered by it need to be acknowledged by new development proposals. <u>All new development should have regard to this broader setting</u> All new development needs to have regard to this setting and the views which would be created from the surrounding hills. The current aims and purposes of the National Park are as follows:</p> <ul style="list-style-type: none"> • <u>To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;</u> • <u>To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public</u> The National Park Authority also has a duty when carrying out the purposes; 	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.

	<ul style="list-style-type: none"> • <u>To seek to foster the economic and social well-being of the local communities within the National Park; and</u> • <u>In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes. Where there is an irreconcilable conflict between the statutory purposes, statute requires The Sandford Principle to be applied and the first purpose of the National Park will be given priority.</u> • To conserve and enhance the natural beauty, wildlife and cultural heritage of the area • To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. 		
Paragraph 1.22	<u>The submitted Consultation Statement comments about the way in which the community and national and local organisations have been involved in the production of the Plan A Consultation Statement will be attached to the final Submission Plan document</u>	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.
Paragraph 1.24	<u>An early review of the Bramber Neighbourhood Plan will be required to take account of the changing strategic context with the expected adoption of the HDPF’s Local Plan in early 2021. Section 11 of this Plan comments about the way in which the Plan will be monitored and reviewed.</u>	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.
Policy B1: Location of Development	<i>Policy B1: Location of Development</i> 1. Development in the neighbourhood area will be permitted <u>supported</u> within the Built Up Area Boundary as defined on the Policies Map. Development proposals outside the Built Up Area Boundary will not be supported unless it is <u>they are</u> in	HDC agree with the Examiner’s recommendation for modifications to the text to provide clarity and have regard to National Policy.	No further action required. Modification to be taken forward to the final plan.

	<p>accordance with Horsham District Planning Framework policies or the policies of the South Downs Local Plan, in respect of:</p> <ul style="list-style-type: none"> a. appropriate uses in the countryside, including potential impacts (visual and physical) on the South Downs National Park; <u>or</u> b. or the development preserves or enhances the character or appearance of the area; or c. the development brings redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into beneficial use in a manner that does not cause harm in terms of additional traffic; or d. it relates to necessary utilities infrastructure and where no reasonable alternative location is available; <u>or</u> e. it is on sites allocated for those uses in the Horsham District Planning Framework, the South Downs Local Plan or their successors. <p>2. Proposals should make the best use of suitable brownfield land, where available, before greenfield land is released for development. In determining development proposals substantial weight will be given to the value of using suitable brownfield land within the built up boundary of Bramber for either homes and other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.</p>		
Paragraph 5.5	<p>The South Downs Local Plan makes overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033. No specific housing number is attributed to the part of Bramber parish lying within the National Park, however neighbourhood plans that accommodate higher levels of housing than is set out in the SDNPA Local Plan will be supported by the National Park Authority providing that they meet local housing need and are</p>	<p>HDC agree with the Examiner’s recommendation for modifications to the supporting text to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	in general conformity with the strategic policies of the development plan		
Aim B1: Prepare for early review of the Neighbourhood Plan	AIM B1: Prepare for early review of Neighbourhood Plan An early review of the Neighbourhood Plan will be undertaken once the review of the Horsham District Planning Framework 2015 has established a new spatial strategy for the district. This will take into account the implications of the new policies of that plan. Should new sites emerge as part of the HDC Review, these will be assessed by HDC to determine if they are suitable for delivery and allocated as part of that Review.	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
Policy B2: Character of Development	<i>Policy B2: Character of Development</i> 1. Development is expected to <u>should</u> conserve and <u>where practicable</u> enhance the character area in which it is located (as shown in Figure 6.1 and described in the Bramber Neighbourhood Plan Design Guidelines ¹⁵). The design of new development should demonstrate how it has taken account of the local context and has reflected the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a character area. 2. In particular, development proposals are expected to <u>As appropriate to their scale, nature and location development proposals should</u> address the following criteria: a. Make a positive contribution to the visual appearance of the main highway approaches into the settlements. b. Not have a significant detrimental impact on the local views as set out in Policy B9. c. Development proposals directly affecting heritage assets – including non-designated heritage assets - should respect the significance and context of the asset and demonstrate how they	HDC agree with the Examiner's recommendation for modification to the text to provide clarification and certainty of the decision maker in applying the policy.	No further action required. Modification to be taken forward to the final plan.

	<p>will contribute to the conservation and enhancement of the heritage asset through the most viable and sustainable method.</p> <p>3. Where development sites abut open countryside, development on the rural boundary edge is expected to <u>should</u> mitigate any detrimental visual impacts on the countryside. <u>As appropriate to their scale, nature and location, this could should</u> be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings.</p>		
<p>Policy B3: Design of Development</p>	<p><i>POLICY B3: Design of Development</i></p> <p>Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. Development proposals will be expected to demonstrate how they have sought to address the following matters</p> <p><u>Development proposals should incorporate a high quality of design which responds and integrates well with its surroundings, meets the needs of the population of the neighbourhood area and minimises the impact on the natural environment. In particular development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:</u></p> <p>a. Being guided by the principles of Building for Life unless alternative principles would otherwise result in a higher quality of design. Development proposals are encouraged to achieve the ‘Built for Life’ quality mark. Meeting the principles of Building for Life unless alternative principles would result in a</p>	<p>HDC agree with the Examiner’s recommendation for modifications to the policy text to provide clarification and flexibility.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p><u>higher quality of design. Development proposals that would achieve the 'Built for Life' quality mark will be particularly supported</u></p> <p>b. The <u>relevant</u> guidance contained within the Bramber Neighbourhood Plan Design Guidelines.</p> <p>c. For residential development, the creation of variety through the use of a range of housing designs, provided that the predominant type of design reflects the character of the area.</p> <p>d. For residential development, dwellings designed to be suitable for older residents (aged 60 and over) are encouraged to meet the space and accessibility requirements of the Lifetime Homes standards. Such dwellings may also be suitable for younger residents and are not intended to be restricted to particular users.</p> <p>e. To design layouts of safe and secure dwellings that meet the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.</p> <p>f. Promote the use of sustainable transport, in accordance with Policy B10, and provide space for cycle parking and off-road parking for residents, visitors and service vehicles, in accordance with the West Sussex Residential Parking Guidance¹⁹ and in accordance with Policy B12 (Encouraging sustainable movement).</p> <p>g. To ensure that areas requiring service and maintenance including watercourses are accessible at all times.</p> <p>h. Development that is required to provide Sustainable Drainage Systems (SuDS) is expected to provide this on site, unless there are clear reasons why this is not possible. Such</p>		
--	---	--	--

	<p>development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision must demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. Only where it is demonstrably unviable will an absence of any on-site SuDS provision be permissible in such developments. <u>Development that is required to provide Sustainable Drainage Systems (SuDS) should provide such systems on-site, unless there are clear reasons why this would not be practicable. In addition, such development should demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. SuDS provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. An absence of on-site SuDS provision will only be supported in such developments where it is demonstrably unviable to do so.</u></p> <p>i. Traffic generation and parking does not adversely affect vehicular and pedestrian safety.</p>		
Paragraph 6.12	<p>When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes, employment and leisure facilities and neighbourhoods. <u>Policy B3 has a close relationship with both Policies B2 (Character of Development) and B4 (Energy Efficiency) of this Plan. Where it is appropriate to do so developments should take account of each of the policies</u></p>	HDC agree with the Examiner’s recommendation for additional supporting text to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy B4: Energy Efficiency and Design	<i>Policy B4: Energy Efficiency and Design</i>	HDC agree with the Examiner’s recommendation for modifications to the policy	No further action required. Modification to be taken forward to the final plan.

	<p>1. The design and standard of any development is encouraged to achieve the highest level of sustainable design, in order to reduce energy consumption and climate effects. In accordance with the South Downs Local Plan, all development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:</p> <p>Residential:</p> <p>a. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)²¹ through the energy efficiency of the building and;</p> <p>b. Water: Total mains consumption of no more than 110 litres per person per day²²:</p> <p>Non-residential and Multi-residential²³:</p> <p>a. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent²⁴ <u>Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported</u></p> <p>2. The following sustainable design features will be strongly supported <u>Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be particularly supported:</u></p> <p>a. Siting and orientation to optimise passive solar gain, either through the provision of solar photovoltaic cells as part of development or by ensuring that development is designed to maximise the potential for solar gain if retrofitted at a later date. Efforts should be taken to integrate such equipment neatly into the design of the building.</p>	<p>text to remove duplication of development plan policies and provide clarification.</p>	
--	--	---	--

	<p>b. The use of high quality, thermally efficient building materials, particularly those that are used to achieve the Passivhaus or equivalent standard.</p> <p>c. Installation of energy efficiency measures such as loft and wall insulation and double glazing.</p> <p>dc. Incorporating on-site energy generation from renewable sources such as solar panels.</p> <p>ed. Reducing water consumption through the use of grey water systems.</p> <p>fe. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and only where necessary off-site measures to deal with any remaining emissions.</p> <p>gf. Providing the infrastructure for adequate electric vehicle charging points for each dwelling in accordance with West Sussex Residential Parking Guidance Principle B (4.7 and 4.8)²⁵, where new parking provision is expected to be made.</p> <p>hg. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards.</p> <p>3. The retrofitting of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy <u>will be supported</u> where appropriate, providing it safeguards historic characteristics and development is done with engagement and permissions of relevant organisations <u>the integrity and character of the heritage asset concerned</u></p>		
--	---	--	--

<p>Paragraph 6.16</p>	<p>The Code for Sustainable Homes was withdrawn by the Government in 2015 and this has been replaced by new national technical standards which include new additional optional Building Regulations regarding water and access as well as a new national space standard (this is in addition to the existing mandatory Building Regulations). In addition, the BREEAM₂₀ is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted.</p> <p><u>Policy B4 seeks to provide a local iteration of the national and local policy context for this important matter. In particular it takes account of the importance of the Building Regulations in regulating and delivering energy efficiency measures. In particular it identifies a series of locally-distinctive design features which would be supported where they are incorporated into new development.</u></p>		
<p>Policy B5: Protecting Flora and Fauna</p>	<p><i>Policy B5: Protecting Flora and Fauna</i></p> <p>1. Development proposals are expected to achieve net gain in biodiversity. <u>Development proposals should maintain and where practicable enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Development proposals that would achieve a net gain in biodiversity will be particularly supported.</u> They should maintain and enhance the natural environment, retain landscape features - such as hedgerows, woodland and gardens and agricultural and grazing land - and enhance the rural character and setting of the Neighbourhood area. Where reasonable and necessary, development proposals are expected to <u>should</u> demonstrate that they have addressed the following matters:</p>	<p>HDC agree with the Examiner’s recommendation for modifications to the policy text to provide clarification and flexibility.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>Trees and woodland:</p> <p>a. There is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If veteran or notable trees²⁶ must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.</p> <p>b. Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.</p> <p>Hedgerows</p> <p>c. Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be permitted <u>supported</u> with the exception of removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.</p> <p>Fauna:</p> <p>d. The provision of hedgehog holes in new residential fencing will be supported.</p> <p>e. Development proposals which provide bird and bat nesting boxes will be supported.</p> <p>f. The provision of a communal pond and wildlife friendly communal 'green spaces' within new major developments will be supported.</p> <p>2. The use of an appropriate open space management agreement is encouraged to ensure proper management of the open space over the lifetime of the development.</p>		
Policy B6: Green Infrastructure	<p><i>Policy B6: Green Infrastructure</i></p> <p><u>Development</u> proposals should be designed from inception to create, conserve, enhance and manage green spaces and</p>	HDC agree with the Examiner's recommendation for modifications to the policy	No further action required. Modification to be taken forward to the final plan.

	connective chains of green infrastructure, as shown in Figure 7.1, with the aim of delivering a net environmental benefit for local people and wildlife and to respect the wider landscape value of the South Downs National Park. In particular proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged in order to enhance the green infrastructure of the Neighbourhood area will be supported.	text to provide clarification and flexibility.	
Paragraph 7.11	A large proportion of the parish of Bramber is within the South Downs National Park and the Neighbourhood Plan will not adversely affect this protected landscape. <i>On this basis Policy B6 has been designed to ensure that development proposals to improve green infrastructure respect the wider landscape value of the South Downs National Park.</i>	To update supporting text in line with policy wording modifications	No further action required. Modification to be taken forward to the final plan.
Policy B7: Protection and maintenance of local green spaces	<i>Policy B7: Protection and maintenance of local green spaces</i> <u>Heathens' Burial Corner as shown on Figure 7.2 and the Policies Map is designated as a local green space</u> The following two spaces, as detailed in Appendix C and defined on the Policies Map, are designated as Local Green Spaces: i. Clays Field ii. Heathens' Burial Corner <u>Development proposals within the designated local green space will only be supported in very special circumstances</u> Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF paragraph 145); proposals for built development will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.	HDC agree with the Examiner's recommendation to bring the policy in line with national policy and therefore meet the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.
Figure 7.2	Delete Clays Field Local Green Space designation from figure 7.2	HDC agree with the Examiner's recommendation to bring the policy in line with	No further action required. Modification to be taken forward to the final plan.

		national policy and therefore meet the Basic Conditions.	
Paragraph 7.14	<p><u>The Heathens' Burial Corner has been identified by the community as being of particular value and in need of protection. Whilst it is not within the South Downs National Park, it plays an important role in the wider landscape character and setting of the National Park. It helps to provide a landscape gap between Bramber and Steyning. A map showing the proposed local green space is shown at Figure 7.2. Policy B7 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green space within the Plan period, they can be assessed on a case-by-case basis by the District Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy. Clays Field and the adjoining Heathens' Burial Corner have been identified by the community as being of particular value and in need of protection. Whilst they are not within the SDNP, they play a vital role in the wider landscape character and setting of the National Park. The sites provide a landscape and historically important gap between Bramber and Steyning, and designating them as Local Green Spaces would protect this while also contributing positively towards the setting of the National Park and the Grade I listed Bramber Castle. The visual links provided by these open spaces contribute significantly to the sense of place for local people and their perceived connection with the Downs and by virtue the National Park. A map illustrating the two proposed green spaces is shown at Figure 7.2 and a full description, including how the sites meet the criteria can be found in Appendix C.</u></p>	HDC agree with the Examiner's recommendation to bring the policy in line with national policy and therefore meet the Basic Conditions.	No further action required. Modification to be taken forward to the final plan.

Policy B8: Adur River Corridor	<p>Policy B8: Adur River Corridor</p> <p>Development proposals in the River Adur Corridor, <u>as shown showing</u> in Figure 7.3, that take advantage of opportunities to improve the environment for leisure activities, including access for walking, cycling and horse riding, <u>will be supported</u> are encouraged, subject to ensuring that they do not have <u>an unacceptable</u> a significantly detrimental effect on the local ecological networks, <u>and the character and setting of the wider River Adur Corridor</u> character and setting.</p>	HDC agree with the Examiner's minor modifications to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy B9: Locally Significant Views	<p><i>Policy B9: Locally Significant Views</i></p> <p><u>The Plan identifies thirteen locally-significant views in paragraph 7.20 and in Figure 7.4.</u></p> <p><u>As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 7.4 should be designed in a way that safeguards the locally-significant view or views concerned.</u> Development proposals are required to ensure that they do not have a significantly detrimental impact on the 13 locally significant views listed above and mapped in Figure 7.4, with detailed descriptions in Appendix C.</p>	HDC agree with the Examiner's recommendation for modifications to the policy text to provide clarification and flexibility.	No further action required. Modification to be taken forward to the final plan.
Paragraph 7.20	<p>Whilst the parish benefits from a series of panoramas, the following views are considered to hold particular local significance, with many contributing to the significance of a local heritage asset and enabling greater appreciation of those assets and the wider heritage and natural environment, and are therefore worthy of protection. Full details of the views, including photographs and text explaining why they are special, are included in Appendix D. A map, illustrating the views, is included on page 36 of this report, Figure 7.4.</p> <ol style="list-style-type: none"> 1. Botolphs & South Downs from Tinpots 2. Bramber Brooks from Bramber Castle 3. Botolphs Church & South Downs from the River Adur 	To update supporting text in line with policy wording modifications	No further action required. Modification to be taken forward to the final plan.

	<p>4. Bramber Castle & Church from The Street 5. Bramber Castle from Bramber Brooks Nature Reserve 6. St Mary's Field & South Downs from Beeding Bridge 7. Steyning Bowl from South Downs Way 8. The Street & South Downs from the Church 9. South Downs & South Downs Way from Beeding Hill 10. Upper Beeding & Bramber from Beeding Hill 11. Annington Hill from Clays Field 12. Steyning Round Hill from Clays Field 13. Truleigh Hill from Clays Field</p> <p><u>Policy B9 requires that development proposals are designed in a way that safeguards the locally-significant view or views concerned. It attempts to provide the flexibility required for the wide range of development proposals which will come forward within the Plan period. In the majority of cases proposals will be of a minor nature and will have little or no effect on the identified views. In circumstances where the proposed development would be likely to have an impact on any identified key view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment'</u></p>		
<p>Policy B10: Encouraging Sustainable Movement</p>	<p><i>Policy B10: Encouraging Sustainable Movement</i></p> <p>1. To ensure that residents can access social, community, public transport, schools, retail and other important facilities both within Bramber and in neighbouring settlements, all new developments should ensure safe pedestrian, and where feasible cycle, access to link up with the existing footpath and cycleway network, as defined in Figure 8.1.</p>	<p>HDC agree with the Examiner's recommendation for modifications to the policy text to provide clarification.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

	<p>2. Development proposals to improve cycling and walking will be supported, including new linkages as shown in Figure 8.1. In particular, provision of cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should also ensure that access by disabled users and users of mobility scooters is secured. <u>Such routes should also incorporate access by disabled users and users of mobility scooters</u></p> <p>3. Proposals to improve the permeability of the road network for non-car users, by way of a protected crossing of the A283 between Bramber and Steyning, as shown in Figure 8.1, will be strongly supported.</p>		
Paragraph 8.4	<p>This can be achieved by maintaining and improving existing walking and cycle routes and creating new ones where necessary and also improving signage. In parallel, linking any new housing developments to foot and cycle routes to enable those living in them to access the key facilities - such as shops, schools, medical and community facilities – and the wider countryside, by foot or cycle. <u>Policy B10 provides an important mechanism to address such issues. It is intended to be applied in a way which takes account of the scale, nature and location of the development proposed. In practical terms the majority of planning applications in the Plan period will be of a minor nature and will have no ability to provide the facilities anticipated by the policy. The policy will clearly have a greater effect for any larger developments which may arise within the Plan period</u></p>	To update supporting text in line with policy wording modifications	No further action required. Modification to be taken forward to the final plan.
(Add new) Aim B1	<p><u>Aim B1</u> <u>Proposals to improve the permeability of the road network for non-car users, by way of a protected crossing of the A283 between Bramber and Steyning, as shown in Figure 8.1, will be strongly supported. The Parish Council will work with West</u></p>	To incorporate deleted policy wording into a community Aim to ensure the aspirations of the community are reflected in the NDP	No further action required. Modification to be taken forward to the final plan.

	<u>Sussex County Council and other bodies to investigate its design and deliverability</u>		
Policy B11 Public Car parking	<p>Policy B11 Public Car parking</p> <p>1. <u>Development proposals that would result in an unacceptable loss of existing publicly available off-street car parking spaces will not be supported</u> There will be a presumption against the loss of publicly accessible car parking in Bramber parish. Any proposals that would result in the significant loss of existing publicly available off-street car parking spaces will not be supported.</p> <p>2. Proposals that enable the provision of additional, publicly accessible off-road car parking spaces, to alleviate parking congestion along The Street and in the Bramber Castle car park, will be supported.</p> <p>3. Proposals to provide additional public parking for users accessing local tourist attractions, National Trails and South Downs National Park will be strongly supported subject to appropriate vehicular access and landscape mitigation measures.</p> <p>4. Alongside any new public car parking provision, the following <u>facilities</u> will be strongly supported to be provided as part of that provision:</p> <p>a. dedicated bicycle parking facilities, preferably with e-bike charging points, covered and secure; and</p> <p>b. future-proofed electric vehicle charging points.</p>	HDC agree with the Examiner’s recommendation for modifications to the policy text to provide clarification.	No further action required. Modification to be taken forward to the final plan.
Policy B12: Residential Car Parking	<p>Policy B12: Residential Car Parking</p> <p>Development proposals <u>should</u> must provide an adequate amount of sensitively designed off-street parking which complies with West Sussex County Council’s Parking Guidelines, is well integrated into the development and does not dominate the street scene. <u>As appropriate to their scale,</u></p>	HDC agree with the Examiner’s recommendation for modifications to the policy text to ensure the policy is specific and provides adequate clarity for the decision maker.	No further action required. Modification to be taken forward to the final plan.

	<p>nature and location the design of off-street parking should be designing off-street parking, developers are encouraged to:</p> <p>a. Use landscaping with native species to minimise the visual impact of parked cars.</p> <p>b. Provide space for dedicated cycle parking and/or storage.</p> <p>c. Provide infrastructure that enables electric vehicle charging facilities that are affordable, reliable and open access electric vehicle charging points.</p> <p><u>d.</u> Maximise the number of parking spaces close to and in sight of the dwellings they serve.</p> <p>e. Avoid provision of parking courts within the settlement boundary - if necessary they should be small in overall size and they should be well overlooked by neighbouring properties. Within the South Downs National Park, parking courts <u>will be supported where they are appropriate to</u> may be preferred in farmstead-type developments.</p> <p><u>ef.</u> Provide appropriate levels of parking for visitors and service vehicles.</p>		
Aim B2:	<p>AIM B2: Explore potential to expand bus services Discuss with neighbouring parishes and bus operators scope to extend bus services that will enable greater choice of non-car modes of transport for journeys beyond the parish.</p>	Unchanged	No further action required
Policy B13: Community Facilities and St Nicholas Church	<p>Policy B13: Community Facilities and St Nicholas Church The upgrading and expansion of the Grade I listed St Nicholas Church, to provide a flexible community space and accessible toilet facilities, <u>will</u> shall be supported, subject to the following criteria:</p>	HDC agree with the Examiner's recommendation for modifications to the policy text to provide clarification.	No further action required. Modification to be taken forward to the final plan.

	<p>a. the proposal would not have significant <u>unacceptable harmful</u> impacts on the amenities of surrounding residents and the local environment; and</p> <p>b. the proposal would not have significant <u>unacceptable adverse</u> impacts upon the local road network; <u>and</u></p> <p>c. the proposal <u>would respect the historic importance and integrity of the Church, including its setting in relation both to the village and to the Castle would not have harmful impacts on the heritage aspects, including the setting, of the church.</u></p>		
Policy B14: Education Centre – St Mary’s House	<p>Policy B14: Education Centre – St Mary’s House</p> <p>Proposals for to develop an Education Centre at the Grade I listed St. Mary’s House, Bramber, <u>will shall</u> be supported, subject to the following criteria:</p> <p>a. the proposal would not have significant <u>unacceptable harmful</u> impacts on the amenities of surrounding residents and the local environment; and</p> <p>b. the proposal would not have significant <u>unacceptable adverse</u> impacts upon the local road network; <u>and</u></p> <p>c. the proposal <u>would respect the historic importance and integrity of the building would not have harmful impacts on the heritage aspects, including the setting, of the building.</u></p>	HDC agree with the Examiner’s recommendation for modifications to the policy text to provide clarification.	No further action required. Modification to be taken forward to the final plan.
Policy B15: Commercial Premises and Land	<p>Policy B15: Commercial Premises and Land</p> <p>1. There will be a strong presumption against the loss of commercial premises or land which provides employment. Proposals Applications for a change of use of an existing commercial premises to an activity that does not provide employment opportunities <u>will not be supported will be resisted</u> unless it can be demonstrated that the commercial premises or land:</p> <p>a. has not been in active use for at least 12 months; and</p>	HDC agree with the Examiner’s recommendation for modifications to the policy text to provide clarification.	No further action required. Modification to be taken forward to the final plan.

	<p>b. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:</p> <p>i. a robust marketing campaign³³ lasting for a continuous period of at least 18 months and a supplemental report evidencing the marketing undertaken and the market response; and</p> <p>ii. a detailed valuation report assessing the viability of the land and buildings for employment use.</p> <p>2. Proposals for new commercial activity or the expansion of existing commercial activity in the parish will be <u>supported encouraged</u>, subject to the following criteria:</p> <p>a. the proposal, including any associated premises, would not have <u>unacceptable significant</u> harmful impacts on the local environment;</p> <p>b. the proposal would not have <u>unacceptable significant</u> harmful impacts on the amenity of neighbouring uses, particularly residential through excessive noise and pollution; and</p> <p>c. the proposal would not have <u>unacceptable significant</u> adverse impacts upon the local road network.</p>		
<p>Aim B3: High speed broadband and mobile coverage</p>	<p>Aim B3: High speed broadband and mobile coverage All new residential, commercial and community properties within the Bramber Neighbourhood Plan area should be served by (or be ready for) a superfast broadband (fibre-optic) connection, unless it can be demonstrated through consultation with British Telecom that this would not be either possible, practical or economically viable.</p>	<p>Unchanged</p>	<p>No further action required</p>

	The Parish Council will explore, with the local authorities and commercial providers, opportunities for the deployment of improved mobile coverage in the parish.		
Section 11 (new paragraph 11.3 inserted)	<u>11.3 The Plan has been prepared whilst Horsham District Council is preparing a new local plan. The emerging Plan will cover the period up to 2036. The Parish Council recognises that it will be important to keep the neighbourhood plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan in particular. In this context it will commence a review of the neighbourhood plan within six months of the adoption of the Local Plan</u>	To update supporting text in line with policy wording modifications	No further action required. Modification to be taken forward to the final plan.