

Horsham District Council

Barns Green and Itchingfield Neighbourhood Plan 2015-2031

FINAL DECISION STATEMENT

Date: 8 November 2024

1.0 INTRODUCTION

- 1.1 Horsham District Council (“the Council”) (HDC) 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 Barns Green and Itchingfield Neighbourhood Plan 2015-2031 produced by Itchingfield Parish Council (IPC). Under the Town and Country Planning Act 1990 (as amended), (“the 1990 Act”) 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 Barns Green and Itchingfield Neighbourhood Plan and the receipt of the Examiner’s Report, HDC 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 Appendix A of this document is a map of the Barns Green and Itchingfield Neighbourhood Plan Area. Appendix B sets out the Examiner's Proposed Modifications to the Neighbourhood Plan along with the actions taken and revised modifications. Updates to the plan that have been made as a result of the requirement for water neutrality is also included in Appendix B.

2.0 BACKGROUND

2.1 The Barns Green and Itchingfield Neighbourhood Plan relates to the area that was designated by the Council as a neighbourhood area on 01 September 2015 (please refer to Appendix A).

2.2 The Barns Green and Itchingfield Neighbourhood Plan group published their Pre-Submission Neighbourhood Plan for consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was held from 1 November – 13 December 2019.

2.3 The Barns Green and Itchingfield Neighbourhood Plan group then submitted the submission draft plan to Horsham District Council. The submission draft of the Barns Green and Itchingfield Neighbourhood Plan was publicised and representations were invited for eight weeks between 17 December 2020 to 11 February 2021. This consultation was undertaken in line with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.4 Andrew Ashcroft was appointed by HDC with the consent of Qualifying Body, as 'the Examiner' to undertake the examination of the Barns Green and Itchingfield Neighbourhood Plan (BGINDP) and to prepare a report of the independent examination.

2.5 The Examiner's report was received on the 16 June 2021. It concludes that the Barns Green and Itchingfield Neighbourhood Plan, subject to a number of recommended changes, meets the basic conditions set out in the legislation and can proceed to referendum.

3.0 WATER NEUTRALITY

3.1 On 14 September 2021, Horsham District, (together with a number of other local planning authorities in northwest Sussex) received a Position Statement from Natural England on water neutrality. The Position Statement explained that information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. Natural England advised that any new development

that takes place must not add to this negative impact in order to comply with the Habitat Regulations 2017. One way of preventing any further negative impact to this habitat is to ensure that all new development which takes place is water neutral.

- 3.2 It is a requirement of the Basic Conditions that Neighbourhood Plans do not breach and are otherwise compatible with EU obligations. Although no longer part of the European Union, the Habitat Regulations 2017 remain part of UK law, and to accord with the Basic Conditions, Neighbourhood Plans must demonstrate that they will not have an adverse effect on sites protected by this legislation. Without considering Water Neutrality, any neighbourhood plan would not meet the Basic Conditions. As the Barns Green and Itchingfield Neighbourhood Plan makes provision for new development, this meant progression of the plan to referendum was suspended until an appropriate solution to water neutrality was found.
- 3.3 A Habitats Regulation Assessment (HRA) Screening report for the Barns Green and Itchingfield Neighbourhood Development Plan was first undertaken in April 2020. The impact of water abstraction on the Arun Valley Habitats Sites was taken into account as part of the initial HRA assessment that was assessed by the Neighbourhood Plan Examiner. Further HRA work was undertaken in response to the Natural England Position Statement. This work was completed in June 2024 and made a number of recommendations in relation to the plan. All other impact pathways and discussions within the original 2020 HRA are unaltered.
- 3.4 In response to the HRA recommendations, an additional policy (Policy 16) and supporting text is incorporated within the Barns Green and Itchingfield Neighbourhood Development Plan to support the delivery of water neutrality in line with the emerging Horsham Local Plan in order to protect the Arun Valley SAC/ Ramsar designation. The Barns Green and Itchingfield Neighbourhood Development Plan Policies 9, 10, 11, 17 and AIM 5 have also been amended to make explicit the need for all residential and employment development be compliant with the Strategic Policy 9: Water Neutrality within the Horsham District Regulation 19 Local Plan. A six-week consultation was undertaken between **2 September 2024 to 14 October 2024** inviting representations on the HRA and the proposed changes to the Barns Green and Itchingfield Neighbourhood Plan in relation to water neutrality only. The consultation received 10 representations and are summarised in the schedule accompanying this decision statement (Appendix C).
- 3.5 The incorporation of these recommendations into the final Barns green and Itchingfield Neighbourhood Plan document alongside the recommendations put forward in the April 2020 HRA report, mean that it can be concluded that the Barns Green and Itchingfield Neighbourhood Plan will not cause adverse effects on Habitat sites integrity either alone or in-combination with other plans or projects and is compliant with the Conservation of Habitats and Species Regulations 2017 (as amended).

4.0 DECISION

- 4.1 As noted 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.
- 4.2 Having considered the recommended modifications made by the Examiner's Report, and the reasons for them, the Council, with the consent of the Itchingfield Neighbourhood Planning group 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)(6) of Schedule 4B to the Town

and Country Planning Act 1990 and complies with the provisions made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. The Examiner's proposed modifications are set out at Appendix B alongside the reason why the modifications were accepted.

5.0 THE REFERENDUM AREA

- 5.1 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 (Please refer to Appendix A).

6.0 CONCLUSION

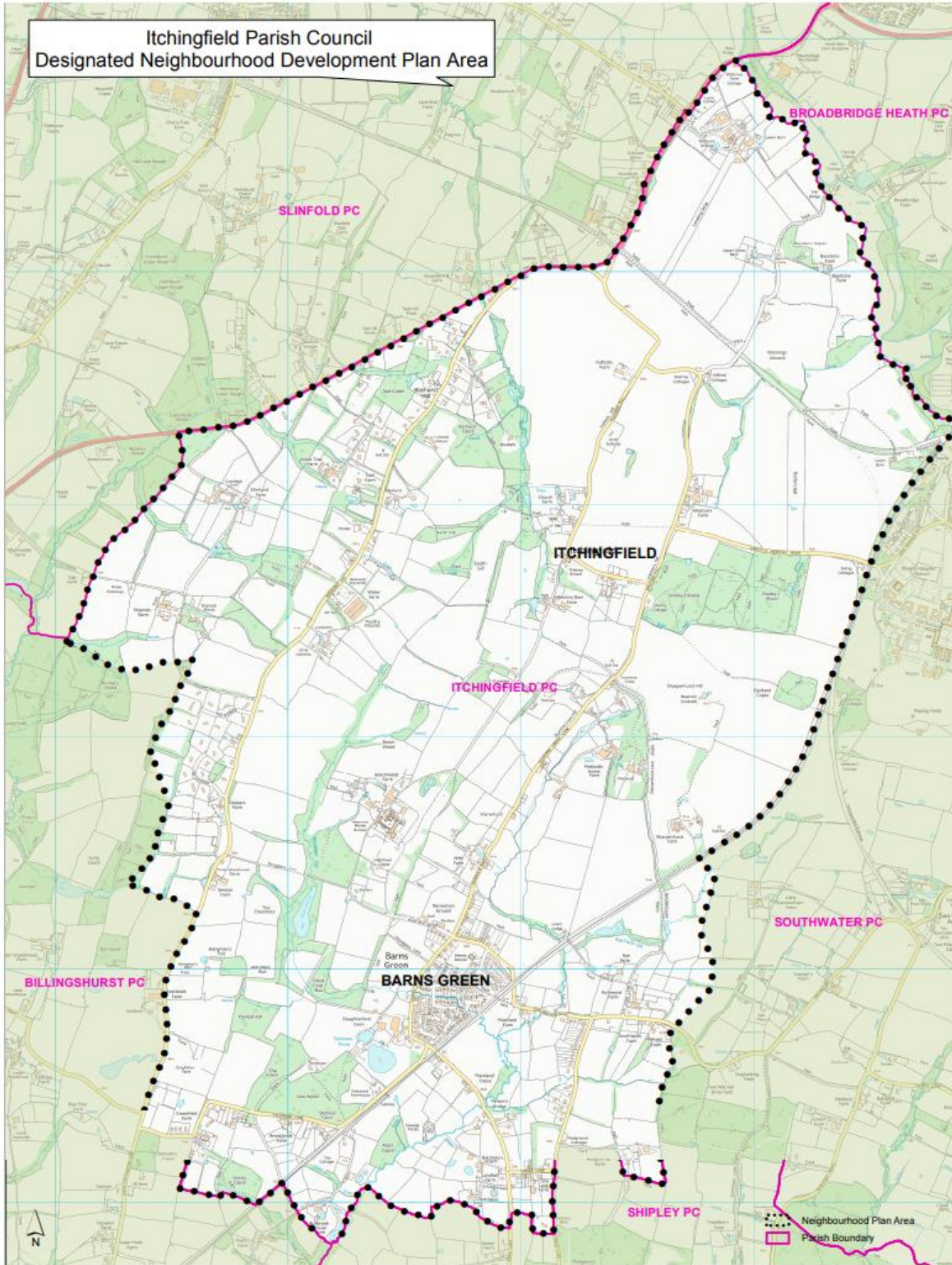
- 6.1 The Council is of the view that the draft submission Barns Green and Itchingfield Neighbourhood Plan as modified in Appendix B: Examiner's Proposed Modifications, complies with the legal requirements and may now proceed to Referendum.

Signed:



Barbara Childs
Director of Place
Date: 8 November 2024

Appendix A: Barns Green and Itchingfield Neighbourhood Plan Area



Horsham District Council
 Parkside, Chart Way, Horsham
 West Sussex RH12 1RL
 Chris Lyons : Director of Planning, Economic Development & Property

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Application to the Horsham District Council under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.			
Reference No :	Date : 09/07/2015	Scale : 1:15,000	
Drawing No :	Drawn :	Checked :	Revisions : 09/09/2015

Appendix B: Schedule of Examiner’s Proposed Modifications to the Itchingfield Neighbourhood Development Plan and Modifications Made following the Focussed Consultation on Water Neutrality

Policies	Examiner’s Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
Policy 1: Green Infrastructure conservations	<p><i>Policy 1: Green Infrastructure conservations</i></p> <p>Development proposals shall, where possible and consistent with other policies in this Plan, incorporate the following measures <u>As appropriate to their scale, nature and location development proposals shall, where practicable and consistent with other policies in this Plan, incorporate:</u></p> <ul style="list-style-type: none"> a) measures that will conserve, maintain and/or enhance the green infrastructure of the parish. b) provisions to produce additional green infrastructure. c) proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be supported. <p>Proposals which would result in the loss of existing green infrastructure will be rejected <u>will not be supported</u> unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates land loss, whilst ensuring the protection of the existing ecosystem. Developers will be required to demonstrate how they intend to achieve a net gain in biodiversity <u>In these circumstances the proposal concerned should demonstrate how it would achieve a net gain in biodiversity.</u></p>	HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.	No further action required. Modification to be taken forward to the final plan.
Policy 2: Biodiversity conservation	<p><i>Policy 2: Biodiversity conservation</i></p> <p>Development proposals shall, where possible and consistent with other policies in this Plan, incorporate the following measures:</p> <ul style="list-style-type: none"> A. proposals that seek to ensure and enable the protection, conservation and enhancement of the parish’s biodiversity and 	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.</p> <p>This policy can be shown to be achieved by:</p> <ul style="list-style-type: none"> a) Informed and up to date ecological and biodiversity information, including the site surveys; b) The identification and explanation of the impact that the proposed schemes would have on the biodiversity and ecology of the site and its environs; c) The identification and explanation of cumulative impacts; d) Avoiding harm, and where unavoidable, mitigating harm; e) Maximise opportunities to enhance, manage and restore habitats, so that there is a net gain to biodiversity on the site, where practicable; where this is not practicable on site, then off-site within the parish; f) Following best practice in Sustainable Drainage techniques. <p>B. Development proposals on greenfield sites, including any windfall development, would require a project level Habitats Regulation Assessment that is supported by data from bat surveys.</p> <p><u>As appropriate to their scale, nature and location development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that seek to ensure and enable the protection, conservation and enhancement of the parish's biodiversity and ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>Development proposals on greenfield sites, including any windfall development, should be accompanied by a project-level Habitats Regulation Assessment that is supported by up-to-date data from bat surveys.</u></p>		
<p>Policy 3 Heritage Assets and Itchingfield Conservation Area</p>	<p>Development proposals shall, where possible <u>practicable</u> and consistent with other policies in this Plan, incorporate measures which seek to conserve heritage assets in a manner appropriate to their significance. Special regard shall be given to the desirability of preserving any heritage building, or its setting, and/or any features of special architectural interest which the building possesses.</p> <p>Development proposals for development within the Itchingfield Conservation Area and the setting within which it lies shall include measures which seek to conserve and enhance the Area</p>	<p>HDC agrees with this recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>
<p>Chapter 4: Environment and Heritage</p>	<p><i>Chapter 4: Environment and Heritage</i></p> <p><i>Paragraph 4.6.3:</i> <i>It would be appropriate, in some circumstances, to create new protected sites and locally-relevant habitats, possibly by restoring and 31 connecting existing natural habitats to enable the transit and migration of flora and fauna within and across the parish, and incorporating biodiversity features and blue/green infrastructure within developments, to increase resilience to climate change. <u>These issues are addressed in Policy 2. The ambitions of the policy can be shown to be achieved by any or all of the following matters:</u></i></p> <ul style="list-style-type: none"> <i>a) <u>informed and up-to-date ecological and biodiversity information, including the site surveys;</u></i> <i>b) <u>the identification and explanation of the impact that the proposed schemes would have on the biodiversity and ecology of the site and its environs;</u></i> <i>c) <u>the identification and explanation of cumulative impacts;</u></i> <i>d) <u>avoiding harm, and where unavoidable, mitigating harm;</u></i> 	<p>HDC agrees with this recommendation.</p> <p><i>(Bullet points have been replaced with appropriate formatting for ease of reference.)</i></p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>e) <u>maximise opportunities to enhance, manage and restore habitats, so that there is a net gain to biodiversity on the site, where practicable; where this is not practicable on site, then off-site within the parish;</u></p> <p>f) <u>following best practice in sustainable drainage techniques</u></p>		
<p>Policy 4: Protection of Open Spaces</p>	<p><i>Policy 4: Protection of Open Spaces</i></p> <p>Development proposals shall, where possible <u>practicable</u> and consistent with other policies in this Plan, include measures which provide a mix of formal and informal open space to meet the needs generated by the development. Open space is to be of high quality and serve local need.</p> <p>The attached Map identifies the following areas of public open space:</p> <ul style="list-style-type: none"> a) the Village Green and playing field; b) the Arboretum adjoining the village green; c) the Community Orchard at the rear of the Ashmiles development; d) Ancient Woodland at the rear of the Ashmiles development; e) Play area in Two Mile Ash Road adjacent to the Ashmiles development; and f) Jubilee Field <p>Development proposals which involve the replacement of existing open space, including the identified areas of public open space, shall include the following measures:</p> <ol style="list-style-type: none"> 1. Equivalent (in qualitative and quantitate terms) or enhanced open space is provided to serve the current or existing needs of the residents of the parish; and 2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing. 	<p>HDC agrees with this recommendation. To comply with the Basic Conditions and to provide clarity.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>Development proposals which result in the loss of existing open space, including the identified areas of public open space, shall comply with the following conditions <u>will only be supported where:</u></p> <ol style="list-style-type: none"> 1. An assessment has been undertaken which has clearly shown the facility to be surplus to requirements; or 2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or 3. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. 		
<p>Policy 5: Protection of Green Infrastructure</p>	<p><i>Policy 5: pProtection of Green Infrastructure</i></p> <p>Development proposals shall, where possible <u>practicable</u> and consistent with other policies in this Plan, incorporate measures that will protect and enhance the green infrastructure and valued landscape features of the parish, such as <u>and which include:</u></p> <ol style="list-style-type: none"> 1. The Downs Link; 2. Public Rights of Way and their settings; 3. Hedgerows; 4. Copses and woods, ancient woodlands and veteran trees; 5. Orchards; particularly the Asmiles Community Orchard; 6. River corridors (such as, but not limited to: River Arun; River Adur; Parsons' Brook). 	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required.</p>
<p>Policy 6: Community facilities protection</p>	<p><i>Policy 6: Community facilities protection</i></p> <p>Development proposals shall, where possible and consistent with other policies in this Plan, incorporate measures that:</p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>a) avoid the loss of community facilities (unless the facility in question is no longer viable, in which case the developer will be required to undertake a viability assessment and marketing strategy before a change of use is allowed);</p> <p>b) avoid the substantial alteration and/or replacement of community facilities except where:</p> <ol style="list-style-type: none"> 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility. <p>c) IPC will support development proposals which provide for new community facilities or which provide for expansion of existing facilities to support the needs of the community.</p> <p><u>Development proposals which provide new community facilities or which provide for the expansion of existing facilities to support the needs of the community will be supported.</u></p> <p><u>Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that:</u></p> <ol style="list-style-type: none"> 1. <u>avoid the loss of community facilities (unless the facility in question is no longer viable, in which case the developer will be required to undertake a viability assessment and marketing strategy before a change of use is supported); and</u> 2. <u>avoid the substantial alteration and/or replacement of community facilities except where equivalent (in qualitative and</u> 		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>quantitative terms) or enhanced facilities are provided to serve local needs; and</u></p> <p>3. <u>ensure that proposals for the replacement of a community facility make the replacement facility available before the closure of the existing facility.</u></p>		
Policy 7: Education facilities development	<p><i>Policy 7: Education facilities development</i></p> <p>Development proposals for additional buildings and/or facilities at Barns Green Primary School shall, where possible <u>practicable</u> and consistent with other policies in this Plan, incorporate the following measures <u>will be supported subject to the following criteria:</u></p> <p>a) Built form is contained (where possible) within the current BUAB <u>their built form is contained within the current built up area boundary of Barns Green;</u></p> <p>b) Proposals protect any heritage assets and their setting; and <u>they take account of the significance of heritage assets and their setting in the immediate locality; and</u></p> <p>c) Impact on local amenity is acceptable <u>they do not have an unacceptable impact on the character of the immediate locality in general, and the amenity of residential properties in particular.</u></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 8: Broadband provision	<p><i>Policy 8: Broadband provision</i></p> <p>Proposals to provide access to a super fast broadband network (that is to say, broadband connections of at least 30Mbps) and mobile phone connectivity of 5G, to serve the Parish will need to demonstrate that the opportunity to expand the broadband connections of at least 30Mbps, and 5G connectivity, has been explored and, where possible, achieved. The location and design of any above-ground network installations shall</p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>be sympathetically chosen and designed not adversely to affect the character of the local area nor the amenity of local residents.</p> <p><u>Proposals to provide access to a super-fast broadband network and improved mobile phone connectivity to serve the Parish will be supported.</u></p> <p><u>The location and design of any above-ground network installations should be sympathetically chosen and designed and positioned in a way which would not have an unacceptable impact on the character and appearance of the local area, on heritage assets or the amenity of local residents.</u></p>		
Chapter 5: Community Infrastructure	<p><i>Chapter 5: Community Infrastructure</i></p> <p>Super-fast Broadband & mobile phones</p> <p><i>Paragraph 5.9:</i></p> <p>IPC recognises the economic and social benefits of high speed broadband and the provision of proper mobile telephone connectivity. IPC wishes to support technology improvements which could bring high speed broadband to the Parish, and the provision of 5G mobile connectivity, subject to protecting the character and visual amenity of the area. Such provision would be of great benefit both to businesses in the parish, and to residents.</p> <p><u>The Parish Council recognises the economic and social benefits of high-speed broadband and the provision of mobile telephone connectivity. In this context Policy 8 of the Plan offers support to technology improvements which would provide the parish with better access to such communications networks and speeds. At the time of preparing the Plan the Parish has an aspiration to achieve broadband speed of 30Mbps and the provision of 5G mobile connectivity. Plainly advances in technology may make enhanced access possible during the Plan period. Such provision would be of great benefit both to businesses in the parish, and</u></p>	HDC agrees with this recommendation.	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner’s Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<u>to residents. This broader support is subject to protecting the character and visual amenity of the area.</u>		
Policy 9: Sumners Ponds Site	<p><u>Policy 9: Sumners Ponds Site</u></p> <p>Development proposals for around 32 residential units and 7 light industrial/commercial units, on land at Sumners Ponds shall include the following measures <u>The Plan allocates land at Sumners Ponds, Barns Green for residential and commercial purposes.</u></p> <p><u>Proposals for the development of the site will be supported subject to the following criteria:</u></p> <ol style="list-style-type: none"> 1. Proposals provide a mix of dwelling type and size to meet the needs of current and future households; <u>Proposals provide for around 32 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;</u> 2. The design positively responds to the prevailing character of the surrounding area; 3. Proposals include “affordable housing” dwellings pursuant to HDC Policies; <u>Proposals for the residential component of the site incorporate affordable housing to development plan standards;</u> 4. Where possible, proposals allow for the retention and enhancement of existing mature tree belts and hedgerows on the northern and eastern boundaries <u>Proposals should avoid the loss or damage of existing mature trees and hedgerows, and if demonstrated as unavoidable, appropriate replacement or compensation should be incorporated into their designs and layouts;</u> 	<p>No further action required. Modification to be taken forward to the final plan.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>5. Proposals must demonstrate special regard for the listed building "Little Slaughterford" (on the northern boundary of the site) and its setting and/or any features or special architectural or historic interest which it possesses through sensitive design and boundary treatment, and measures must be taken to ensure that there is no contamination from any part of the site onto or into "Little Slaughterford", or any neighbouring property, from existing substances or substances emanating from the new development or the continuing occupation and use thereof <u>Proposals should demonstrate special regard for Little Slaughterford (on the northern boundary of the site) and its setting and/or any features or special architectural or historic interest which it possesses through sensitive design and boundary treatment;</u></p> <p>6. <u>Proposals should incorporate measures to ensure that there is no contamination from the commercial element of the new development on neighbouring properties;</u></p> <p>7. 6. Proposals ensure safe vehicle access and egress to and from Chapel Road, including adequate sightlines for emerging vehicles;</p> <p>8. 7. The layout is planned to ensure proper and adequate access to existing sewerage infrastructure for maintenance and upsizing purposes;</p> <p>9. 8. <u>Proposals ensure adequate parking for residents and visitors; that is to say, that parking spaces will be provided to prevent (as far as is practicable) car parking on the roads of the development</u> <u>Proposals provide car parking within the site to West Sussex County Council standards.</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>10. 9- Any <u>The</u> light industrial/commercial units shall not exceed 2000 square metres of ground space. The units shall not exceed eaves height of 4.5 metres and ridge height of 6.5 metres. The units shall be clad in natural material and shall have a pitched roof. The design and appearance of the units shall be in sympathy with the rural surroundings of the village. The units shall be no less than 25 metres from Chapel Road and 20 metres from any house.</p> <p>11. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Policy 9A	<p><i>Policy 9A</i></p> <p><u>To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.</u></p>	No Change	No further action required. Modification to be taken forward to the final plan.
Policy 10: Old School site, Itchingfield	<p><i>Policy 10: Old School site, Itchingfield</i></p> <p>Development proposals around 20 residential units on land at the site of the old School, Itchingfield Road, Itchingfield shall include the following measures <u>The Plan allocates land at the site of the old School, Itchingfield</u></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner’s Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>Road, Itchingfield for residential purposes. Development proposals for the residential development of the site will be supported subject to the following criteria:</u></p> <ol style="list-style-type: none"> 1. Proposals provide a mix of dwelling type and size to meet the needs of current and future households <u>Proposals provide for around 20 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;</u> 2. The design positively responds to the prevailing character of the surrounding area, having particular regard to the setting of Itchingfield Conservation Area to the north of the site, and Itchingfield House to the south-west of the site; 3. Proposals include “affordable housing” dwellings pursuant to the HDC policies <u>Proposals incorporate affordable housing to development plan standards;</u> 4. Proposals allow for the retention of existing mature trees and hedgerows on the southern boundary; 5. Proposals ensure safe vehicle access and egress to and from Itchingfield Road, including adequate sightlines for emerging vehicles; 6. The layout is planned to ensure proper and adequate access to existing sewerage infrastructure for maintenance and upsizing purposes; 7. Proposals ensure adequate parking for residents and visitors; that is to say, that parking spaces will be provided to prevent (as far as is practicable) car parking on the roads of the development 	<p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>Proposals provide car parking within the site to West Sussex County Council standards.</u></p> <p>8. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Policy 10A	<p><i>Policy 10A</i></p> <p><u>To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.</u></p>	No Change	No further action required. Modification to be taken forward to the final plan.
Policy 11: Windfall Development	<p><i>Policy 11: Windfall Development</i></p> <p>Development proposals for residential development on unidentified sites within the Built-Up Area Boundary will be supported where proposals <u>they</u>:</p> <ul style="list-style-type: none"> a) are proportionate in scale; b) relate positively in design terms to the character of the area; and c) avoid unacceptable harm to the amenity of any existing dwelling on the site and to nearby properties. 	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p>d) <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040).</u></p>		
Paragraph 6.6.3	<p><i>Paragraph 6.6.3: Barns Green is identified as a medium village in the settlement hierarchy. The built-up area boundary (BUAB) has a strong history of delivering windfall development. In accordance with the NPF, IPC wishes to plan positively to meet the overall indicative housing number for the parish. On this basis, and in line with Policy 3 of the HDPF, IPC wish to support windfall development within, or adjacent to, the BUAB of Barns Green. This approach will positively facilitate the delivery of further housing in the parish in addition to that to be delivered through the proposed allocations of residential units at Sumners Ponds (Policy 9) and the Old School site (Policy 10). The approach will enable IPC positively to deliver the indicative housing number of 61 units over the Plan period.</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 12: Design parameters	<p><i>Policy 12: Design parameters</i></p> <p>Development proposals shall, where possible and consistent with other policies in this Plan, incorporate the following measures in relation to character and design. Any development will not be supported unless the character and design of the development meet the following criteria: that the development shall <u>As appropriate to their scale, nature and location development proposals will be supported where their character and design meets the following criteria:</u></p> <p>1. Be <u>Are</u> of high quality design and layout;</p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<ol style="list-style-type: none"> 2. Contribute positively to the private and public realm to create a sense of place; 3. Respect the character and scale of the surrounding buildings and landscape; 4. Protect open spaces and gardens that contribute to the character of the area; 5. Protect the identity and character of Barns Green and Itchingfield; 6. Does <u>Do</u> not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security; 7. Create safe, accessible and well connected environments 8. Protect existing landscape features and contributes to the parish's Green Infrastructure network; 9. Incorporate the use of local materials which are appropriate to the existing housing stock; <u>and</u> 10. Positively respond to the local vernacular character of the parish. 		
Policy 13: Sustainable Design	<p><i>Policy 13: Sustainable Design</i></p> <p>Development proposals shall <u>should</u> seek to improve the sustainability of development.</p> <p>Development proposals will <u>should</u>, where possible <u>practicable</u> and subject to other policies in this Plan, incorporate the following measures:</p>	HDC agree with the Examiner's recommendation.	No further action required.

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<ul style="list-style-type: none"> a) Electric car charging points b) Solar panels of appropriate and unobstructive design. c) Solar heating panels, ground- and air-source heat systems. 		
Policy 14: Housing Mix	<p><i>Policy 14: Housing Mix</i></p> <p>Development proposals shall provide a mix of predominantly one, two, three, bedroom houses will be supported, subject to the development needs of the particular sites and any Policy in relation to that site <u>Development proposals should provide a mix of predominantly one, two and three, bedroom houses subject to any particular development needs of the site concerned.</u></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Paragraph 6.9.0	<p><i>Paragraph 6.9.0:</i> <i>It is important, for the sustainability of the parish, that any developments contain a mix of housing for families and individuals of all ages. It is important that older residents should be able to remain in the parish (should they wish to do so) by having accommodation suitable to their needs. Younger first-time buyers ought to be able to live in the parish. Policy 14 takes a general approach to this matter. The two principal development sites in the parish are identified in policies 9 and 10 of this Plan. In the case of those sites the wider delivery of houses and their sizes will also need to address the criteria in the relevant policy.</i></p>	HDC agree with the Examiner's recommendation.	No further action required. Modification to be taken forward to the final plan.
Policy 15: Parking Provision	<p><i>Policy 15: Parking Provision</i></p> <p>Development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.</p>	No Change.	No further action required. Modification to be taken forward to the final plan.
Policy 16 Water Neutrality	<p><u>Policy 16: Water Neutrality</u></p> <p>1. <u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water</u></p>	New Policy 16 incorporated into the final neighbourhood plan document in light of additional HRA recommendations. Modification required so it	HRA recommendation taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>efficient design and offsetting of any net additional water use of the development. This is to be achieved by ensuring that:</u></p> <p><u>Water Efficient Design</u></p> <ul style="list-style-type: none"> a) <u>New residential development is designed to utilise no more than 85 litres of mains supplied water per person per day;</u> b) <u>New non-domestic buildings to achieve a score of 3 credits within the water (WAT01 Water Consumption) issue category for the BREEAM Standard or an equivalent standard set out in any future update; and</u> <p><u>Offsetting Water Use</u></p> <ul style="list-style-type: none"> c) <u>Development proposals must demonstrate that having achieved water efficient design, any mains-supplied water use from the development is offset such that there is no net increase in mains-supplied water use within the WRZ compared with pre-development levels.</u> <p><u>Water Neutrality Statement</u></p> <ul style="list-style-type: none"> 2. <u>A water neutrality statement will be required to demonstrate how policy requirements have been met in relation to water efficient design and offsetting. The statement shall provide, as a minimum, the following:</u> <ul style="list-style-type: none"> a) <u>baseline information relating to existing water use within a development site;</u> b) <u>full calculations relating to expected water use within a proposed development; and</u> c) <u>full details of how any remaining water use will be offset.</u> <p><u>Offsetting Schemes</u></p> <ul style="list-style-type: none"> 3 <u>A local authority-led water offsetting scheme will be introduced to bring forward development and infrastructure supported by Local and Neighbourhood Plans. The authorities will manage</u> 	<p>can be concluded that the neighbourhood plan will not cause adverse effects on Habitat site integrity either alone or in-combination with other plans or projects.</p>	<p>compliance with habitat regulations.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>access to the offsetting scheme to ensure that sufficient water capacity exists to accommodate planned growth within the plan period.</u></p> <p>4 <u>Development proposals are not required to utilise the local authority-led offsetting scheme and may bring forward their own offsetting schemes. Any such development proposals will need to have regard to the local authority-led offsetting scheme and associated documents.</u></p> <p>5 <u>Offsetting schemes can be located within any part of the Sussex North Water Resource Zone, with the exception that offsetting will not be accepted within the Bramber/Upper Beeding area identified in the Policies Map, unless the application site is located within the Bramber/Upper Beeding area.</u></p> <p>Alternative Water Supply</p> <p>6 <u>Where an alternative water supply is to be provided, the water neutrality statement will need to demonstrate that no water is utilised from sources that supply the Sussex North WRZ. The wider acceptability and certainty of delivery for alternative water supplies will be considered on a case-by-case basis. Area of Water Stress</u></p> <p>Area of Water Stress</p> <p>7 <u>Should the need to demonstrate water neutrality no longer be required, new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement for tighter water efficiency. <i>For non-domestic buildings, the minimum standards for BREEAM 'Excellent' within the Water category will apply.</i> Should tighter national standards be introduced during the Local Plan period applicable for areas of serious water stress, they will be applied.</u></p>		

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
<p>Policy 17: Small-scale businesses</p>	<p><i>Policy 17: Small-scale businesses</i></p> <p>Development proposals which enable the development of, or expansion of, small-scale businesses will be supported where:</p> <ul style="list-style-type: none"> a) they are located within the BUAB <u>built up area boundary</u>; OR b) contained within existing buildings; OR c) are on previously-developed land. <p>Such business development must be shown to be viable, sustainable and likely to benefit the local economy and/or the wellbeing of the parish.</p> <p>The provision of viable small business premises or retail properties within new developments will also be supported where economically sustainable and in accordance with this policy.</p> <p>In addition, development proposals will be supported where development:</p> <ul style="list-style-type: none"> d) does not involve the loss of dwellings unless the benefit outweighs the loss; e) proposals are in keeping with the character and vitality of the local area; f) proposals respect local residential amenity; and g) d) proposals would not have an unacceptable impact on the local road network. <p>In this Policy, "small-scale" means a business operated by, or employing, less than 5 persons and which business can operate from a space up to 1000 sq m.</p> <p><u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the</u></p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<p><u>development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)</u></p>		
<p>Chapter 3: Vision and Objectives; Policies and Aims</p>	<p><i>Chapter 3: Vision and Objectives; Policies and Aims</i></p> <p><i>(Page 25)</i></p> <p>Policies are those issues where the Plan expects planning authorities to follow the wording and intentions expressed. Policies are highlighted in blue <u>Policies are land use issues and which will form part of the development plan in the event that the Plan is made after a public referendum. Policies are highlighted in blue.</u></p> <p>Aims are issues where the residents of the parish have expressed a strong view, but where, for reasons of lack of clear evidence or otherwise, the plan cannot state a Policy. Aims do, however, express the views of the residents of the parish and will inform planning authorities of the context of Policies. Aims are highlighted in pink <u>Aims are issues where the residents of the parish have expressed a strong view about the issue concerned but which are not land use-based matters. They will not form part of the development plan in the event that the Plan is made. However, they may form the basis of actions which the Parish Council will pursue within the Plan period. Aims are highlighted in pink.</u></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required.</p>
<p>Paragraph 10.3</p>	<p><i>Paragraph 10.3:</i></p> <p><i>In this context, HDC has asked the Parish Council to confirm its commitment to undertake a review of the INP in order to take account of any revised housing numbers which are allocated to the parish in the Local Plan Review. The Itchingfield Parish Council confirms its commitment so to do. <u>As part of this process the Parish Council will monitor the delivery of the two sites allocated in the Plan and the delivery of windfall sites. The Parish Council will assess the need for a review of the neighbourhood plan within six months of the adoption of the emerging Horsham District Local Plan. As part of this process, it will</u></i></p>	<p>HDC agree with the Examiner's recommendation.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>

Policies	Examiner's Modifications (insertion <u>underline</u> , omission as strikethrough)	Decision and Justification	Action Taken and Revised Modification
	<u>consider the way in which windfall sites are assessed in terms of their contribution towards the strategic housing target for the District in the emerging Local Plan.</u>		
AIM 5	<p>To be added to the end of AIM 5 Travellers Sites:</p> <p><u>All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality - Horsham District Local Plan (2023-2040)</u></p>	<p>HDC agree with the Examiner's recommendation.</p> <p>Additional HRA recommendation also taken forward to include the requirement for any proposal to account for water neutrality and ensure the Policy is in compliance with the habitat regulations.</p>	<p>No further action required. Modification to be taken forward to the final plan.</p>