



**Horsham  
District  
Council**

## Representation Form

### Itchingfield Neighbourhood Plan 2019-2031

The Neighbourhood Planning (General) Regulations 2012 (as amended) - Regulation 16

#### Itchingfield Neighbourhood Development Plan

*Horsham District Council has reviewed its protocols regarding the consultation process for neighbourhood plans. In order to continue to progress neighbourhood plans, we have made a decision to continue with the consultation process with measures we feel are in accordance to the government guidelines.*

Itchingfield Parish Council has prepared a Neighbourhood Development Plan (INP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the INP and associated documents will go out to consultation from:

**5pm 17 December to midnight 11 February 2021** for 8 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement, Habitat Regulations Assessment and the full Strategic Environmental Assessment (SEA).

Copies of the INP Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online we have provided a telephone number and email address below. Members of the public are encouraged to leave their details for an officer to contact them back if they need further information.

Email: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) – [SAS@southdowns.gov.uk](mailto:SAS@southdowns.gov.uk)

Telephone: 01403 215398

#### **All comments must be received by Midnight on 11 February 2021**

There are a number of ways to make your comments:

1. Please click on the weblink above to view the plan and support documents;
2. Complete this form and email it to: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this

document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

### **How to use this form**

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

<b>PART A</b>	<b>Your Details</b>
<b>Full Name</b>	[REDACTED]
<b>Address</b>	201 West George Street, Glasgow
<b>Postcode</b>	G2 2LW
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]
<b>Organisation (if applicable)</b>	Miller Developments
<b>Position (if applicable)</b>	Development Director
<b>Date</b>	08 February 2021

### **PART B**

**To which part in the plan does your representation relate?**

Paragraph Number:	Chapter 6	Policy Reference:	9 and 10
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**Do you support, oppose, or wish to comment on this plan? (Please tick one answer)**

Support

Support with Modifications

Object

Comment

**Please give details of your reasons for support/opposition, or make other comments here:**

Miller Developments is promoting land at Chapel Road, Barns Green as a 'Smaller Site Allocation' in the Draft Horsham District Local Plan (Site Ref. SA006). This site was identified as a 'deliverable housing site' in the 2009 SHLAA (the only other deliverable site identified within Barns Green has since been developed out in its entirety by Berkeley Homes in a style which is entirely sympathetic to and in keeping with the best parts of the village).

Whilst we are generally supportive of the draft Neighbourhood Plan's objectives, we have the following concerns regarding the detailed proposals:-

1. Between them, the draft plan's proposed housing sites at Sumner's Pond and the Old School would provide 51 units – a shortfall of 15% on the HDC 'Indicative Figure' of 61 dwellings (and >100% on the Housing Needs Register derived figure). The Parish Council is relying on windfall sites to make up the difference and there is no indication that such units are likely to be achievable within or adjacent to the BUAB within a small village that has little or no obvious gap sites.
2. Rather than a policy of under-provision and a vague nod towards windfall sites to cover shortfalls, good practice is normally for plans to allow for a margin of comfort in housing allocations so that in the event that one or more of the allocated sites fails to be developed in the plan period, deliverable alternatives can come forward in a properly planned manner.
3. Site SA006, or part thereof, is suitable for inclusion on this basis:
  - It is immediately adjacent to the BUAB (indeed, it is immediately adjacent to the village's core facilities and its development represents an opportunities to deal with the acknowledged parking & occasional flooding issues here).
  - It has strong defensible boundaries through the existing tree belts along its northern, western and southern boundaries.
  - The site is in a single ownership, access is directly off the adopted road network, and there are no particular difficulties anticipated with the site's development. All services are available in the adjacent carriageway, SUDS can be provided on-site and the Phase 1 desktop analysis has shown no ecological issues.

**What improvements or modifications would you suggest?**

We therefore respectfully request that the Neighbourhood Plan allocates also Site SA006 to:

1. make up the current shortfall between the housing requirement and the proposed allocations; and
2. provide a degree of flexibility and certainty should one or both of the proposed sites fail to come forward for development within the timescales envisaged by the Plan.

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 19 of the Neighbourhood Plan (General) Regulations 2012 in relation to the Itchingfield Neighbourhood Development plan?

Please tick here if you wish to be to be notified: