



Horsham District Council Local Planning Authority

Southwater Parish Neighbourhood Plan 2019-2031

DECISION STATEMENT

Date: 20 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 (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum.
- 1.2 This decision statement relates to the Neighbourhood Plan produced by Southwater Parish Council (“SPC”). 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 Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s 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 Southwater Neighbourhood Plan (SNP) and the receipt of the Examiners 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.

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 The Southwater NDP relates to the area that was first designated by the Council as a neighbourhood area on 25th February 2014. A second application was made on 20 March 2016 for the re-designation of the Neighbourhood Area to reflect amendments made to the Parish boundary that had been brought into effect by Horsham District Council (Reorganisation of Community Order) in May 2015. This second application was approved by the District Council on 16 May 2016, again following public consultation, and it is this area that constitutes the designated Neighbourhood Planning Area (please refer to Plan A). However, the Parish boundary was further amended on 5 February 2019 by an extension at the south of the Parish, to include an area of land south of Centenary Road. Section 61F(1) authorises a parish council to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the parish council. There is therefore no requirement for the Southwater neighbourhood area to include the whole of Southwater the parish area. The revised parish area can be seen at Appendix A. Nevertheless, the examiner has recommended for the purpose of any future referendum on the plan should be the boundary of the Parish Council as extended in 2019, notwithstanding the formally designated area is slightly smaller in its extent.
- 2.2 The Pre-Submission Southwater Neighbourhood Plan underwent consultation in accordance with Regulation 14 between 5 October and 16 November 2018.
- 2.3 Southwater Parish Council then submitted the submission draft plan to the Council on 14 March 2019. The submission draft SNP was publicised and representations were invited between 7 June 2019 to 19 July 2019 under Regulation 16.
- 2.4 Derek Stebbing was appointed by Horsham District Council with the consent of SPC, as 'the Examiner' to undertake the examination of the Southwater NDP and to prepare a report of the independent examination. The Examiner upon a review of the evidence considered it appropriate to hold a hearing. A hearing was held on the 28 February 2020 at Southwater Leisure Centre with the examiner inviting key stakeholders to adequately examine a number of issues the examiner wanted to address beyond the representations submitted at Regulation 16.
- 2.5 The Examiner's report was received on the 15 May 2020. It concludes that the SNP, 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 and this is set out in Appendix B.

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 SPC has considered each of the recommendations and agreed the action to take in response to each recommendation. It was decided to accept the majority 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. Some minor amendments to the text changes recommended by the Examiner have been made but are not considered to be a material change to the plan. The Examiner's proposed modifications and the Council's response are set out at Appendix B.
- 3.2 The Council is also in agreement with the Examiner that the SEA has considered an appropriate range of alternatives, and in addition makes reference to cumulative impacts. The Examiner concluded that the Plan has been subject to a rigorous and comprehensive SA/SEA process during its preparation. On this basis it agreed that the SEA meets the regulatory requirements.
- 3.3 A Habitats Regulations Assessment Screening Report for the Plan was published in November 2018 and was the subject of consultation with the necessary statutory bodies, including Natural England, as required by legislation. The Examiner noted that Natural England did not raised any concerns regarding the HRA. Therefore, on the basis of the information provided and the Examiner's independent consideration of the SA/SEA, the HRA and the Plan, the Council is satisfied that the Plan is compatible with EU obligations in respect of the SEA Regulations and the Habitats Directive.

4.0 THE REFERENDUM AREA

- 4.1 The Council is in agreement with the Examiner's recommendation that the referendum area should extend beyond the designated area to which the Plan relates and that it should encompass the area formerly within Shipley Parish that is now covered by Southwater Parish Council, to take account of the extension to the Southwater Parish boundary made on the 5 February 2019.

5.0 CONCLUSION

- 5.1 The Council is of the view that the draft submission Southwater Neighbourhood Plan as modified in Appendix B: Examiner's Proposed Modifications to the Southwater Neighbourhood Plan 2019-2031, 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

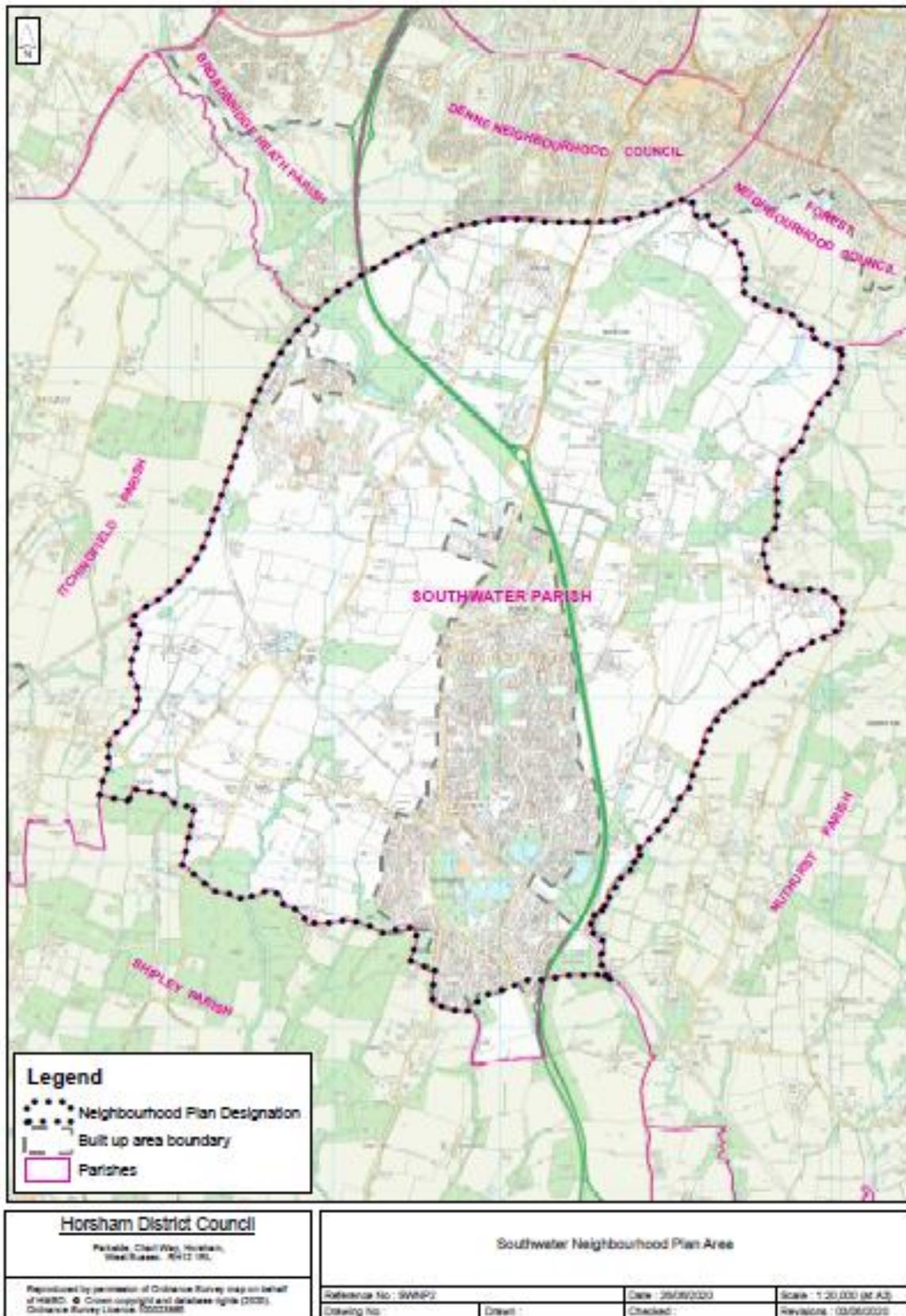
Southwater Neighbourhood Development Plan is suspended until further notice and a referendum can be undertaken safely. Upon the issue of the decision statement, 'significant weight' can applied to the plan by the decision maker when considering planning applications.

Signed:

A handwritten signature in black ink, appearing to read 'B Childs', written over a horizontal line.

Barbara Childs
Date: 20 August 2020

Appendix A – Southwater Neighbourhood Area Designation Map



Appendix B – Examiners proposed modifications to the Southwater Neighbourhood Plan

| Policies/Mod | Examiner’s Modifications (insertion <u>underline</u>, omission as striketrough) | Decision and Justification | Action Taken and Revised Modification |
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| <p>Policy SNP1 –Core Principles</p> <p>Clause SNP1.1 –3rd line: amend “Below” to “below”.</p> | <p>Planning policy and development proposals should individually, cumulatively or in combination with other developments make a positive contribution towards the Core Principles, listed Bbelow:</p> | <p>HDC agrees with the recommendation.</p> <p>Amend Typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Clause SNP1.1 b) – Amend wording to read:</p> <p>“Settlements within the Plan area will only grow beyond their Built-Up Area Boundaries (as defined by this Neighbourhood Plan and shown on the Policies Map) in accordance with policies contained in the Development Plan.”</p> | <p>b) Settlements within the Plan Area will only grow beyond their Built-Up Area Boundaries (as defined by this Neighbourhood Plan <u>and shown on the Policies Map</u>) in accordance with policies contained in the Development Plan.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To provide clarification for DM purposes.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Clause SNP1.2 –Add new second sentence to this clause, as follows:</p> <p>“All development proposals should take account of HDPF Policy</p> | <p>For the avoidance of doubt, any development with the potential to impact, either individually or in combination, the integrity of any Special Protection Area (SPA) or Special Areas of Conservation (SAC) will be required to undertake a Habitat Regulations Assessment including an Appropriate Assessment if required. <u>All development proposals should take account of HDPF Policy 25 (The Natural Environment and Landscape Character), as referenced at paragraph 1.19.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To comply with the Basic Conditions</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>25 (The Natural Environment and Landscape Character), as referenced at paragraph 1.19.”</p> | | | |
| <p>Add new Paragraph 1.19 at Page 5 to read as follows:</p> <p>“1.19 HDPF Policy 25 Strategic Policy: The Natural Environment and Landscape Character</p> <p>This policy seeks to protect the natural environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, against inappropriate development.”</p> | <p><u>1.19 HDPF Policy 25 Strategic Policy: The Natural Environment and Landscape Character</u></p> <p><u>This policy seeks to protect the natural environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, against inappropriate development.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To comply with the Basic Conditions and to provide flexibility and clarity.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Paragraph 1.19 – 1.21</p> | <p>Re-number paragraphs 1.19-1.21 as 1.20-1.22.</p> | <p>Appropriate formatting and to provide flexibility and clarity.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Amend title of Section 4 of the Plan (on Page 13) to read: “New Residential Development &</p> | <p>LAND ALLOCATION & ENSURING ADEQUATE INFRASTRUCTURE – New Residential Development & Ensuring Adequate Infrastructure</p> <p><u>Ensuring Adequate Infrastructure</u></p> <p><i>(amend contents page accordingly)</i></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To provide flexibility and clarity.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| Ensuring Adequate Infrastructure | | | |
| Amend sub-heading on Page 13 to read: <u>Proposals for Residential Development</u> | Allocation for Residential Development <u>Residential Development Proposals</u> <i>(amend Contents Page 1 accordingly).</i> | HDC agree with the Examiner's recommendation. To provide flexibility and clarity. | No further action required. Modification to be taken forward to the final plan. |
| Amend title of policy to read: <u>Proposals for Residential Development</u> | SNP2 - ALLOCATION FOR RESIDENTIAL DEVELOPMENT <u>Proposals for Residential Development</u> <i>(amend Contents Page 2 accordingly).</i> | HDC agree with the Examiner's recommendation. To provide flexibility and clarity. | No further action required. Modification to be taken forward to the final plan. |
| New clause SNP2.1 to read as follows: “SNP2.1 Proposals for new residential development on sites within the Built-Up Area Boundaries will be considered in the context of all relevant policies in this Plan, and how they contribute to the achievement of sustainable development. Proposals which comply in full with these policies will be supported. | <u>SNP2.1 Proposals for new residential development on sites within the Built-Up Area Boundaries will be considered in the context of all relevant policies in this Plan, and how they contribute to the achievement of sustainable development. Proposals which comply in full with these policies will be supported.</u> Land west of Southwater, as identified on the Neighbourhood Plan Policies Map, is allocated for the provision of 422 - 450 new residential units consisting of a minimum of 350 units falling in Use Class C3* and a minimum of 72 units falling in Use Class C2*. The site shall provide a minimum of 8 hectares of public open space. <u>The site shall be planned such that any further longer-term development proposals that may come forward through the emerging Horsham Local Plan and/or a review of this Plan are not prejudiced</u> | Following discussions with the parish it was agreed to merge the new clause SNP2.1 with existing text to enhance legibility of revised Policy SNP2. This is considered to be consistent with the examiner's recommendations. | No further action required. Modification to be taken forward to the final plan. |
| Clause SNP2.1–Add new 3 rd sentence to read: | <u>SNP2.1 Proposals for new residential development on sites within the Built-Up Area Boundaries will be considered in the context of all relevant policies in this Plan, and how they contribute to the achievement of sustainable development.</u> | Following discussion with the parish it was agreed to remove the following text: | No further action required. Modification to be taken forward to the final plan. |

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| <p>“The site shall be planned such that any further longer-term development proposals that may come forward through the emerging Horsham Local Plan and/or a review of this Plan are not prejudiced”.</p> | <p><u>Proposals which comply in full with these policies will be supported.</u></p> <p>Land west of Southwater, as identified on the Neighbourhood Plan Policies Map, is allocated for the provision of 422 - 450 new residential units consisting of a minimum of 350 units falling in Use Class C3* and a minimum of 72 units falling in Use Class C2*. The site shall provide a minimum of 8 hectares of public open space. <u>The site shall be planned such that any further longer-term development proposals that may come forward through the emerging Horsham Local Plan and/or a review of this Plan are not prejudiced</u></p> | <p>“that may come forward through the emerging Horsham Local Plan and/or a review of this Plan”</p> <p>The text was considered to be superfluous, as this is already set out in higher level planning policy. This is considered to be consistent with the examiner’s recommendations. .</p> | |
| <p>Clause SNP2.2</p> <p>Delete the word “must” in the 1st line and replace with “should”.</p> | <p>SNP2.2 3. Development proposals on this site must <u>should</u> meet the following criteria to be considered acceptable:</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend Typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Amend the following criteria:</p> <p>a) 6th line: amend the word “perpendicular” to “perpendicular”.</p> | <p>a) The proposed layout should respect existing field boundaries and hedgerows along them. These hedgerows should not be removed but enhanced to provide green corridors through the development which provide shared space and improved accessibility for people of all abilities. The only exception will be for the provision of perpendicular <u>perpendicular</u> access routes where the hedgerows are of least ecological value.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend Typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Amend the following criteria:</p> <p>e) Delete existing text and replace with:</p> <p>“Buildings should reduce in height and</p> | <p>e) Buildings should reduce in height and density the further they are from the village centre / Lintot Square with three storey buildings only located adjacent to the existing three storey buildings in the Broadacres development and <u>should respect the local character of Southwater through sensitive and high quality design.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To meet the basic conditions and provide clarification for DM purposes.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>density the further they are away from the village centre/Lintot Square and should respect the local character of Southwater through sensitive and high quality design.”</p> | | | |
| <p>g) Delete existing text and replace with: “The mix of C3 homes should be in accordance with the latest evidence on the required housing mix (currently the Crawley and Horsham Market Housing Mix Report, November 2016 and HDC Planning Obligations and Affordable Housing Supplementary Planning Document, 2017 or any later documents that supersede them.”</p> | <p><u>“The mix of C3 homes should be in accordance with the latest evidence on the required housing mix (currently the Crawley and Horsham Market Housing Mix Report, November 2016 and HDC Planning Obligations and Affordable Housing Supplementary Planning Document, 2017 or any later documents that supersede them.”</u></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> |
| <p>Add new paragraph 4.17 to the supporting text for this policy to read as follows:</p> | <p>Re-number Paragraphs 4.17-4.25 as Paragraphs 4.18-4.26 respectively. Amend the Policies Map (Central and South Insets) to clearly notate that the parcel of land referred to in new paragraph 4.17 is covered by HDPF Strategic Allocation SD10. (For</p> | <p>Paragraph 4.17 makes reference to the strategic allocation SD10 as stated in the HDPF. It was agreed with the parish, the entirety</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>“South of the housing site allocation contained in SNP2 is a parcel of land within the Built-Up Area Boundary which forms part of the strategic allocation SD10 in the adopted Horsham District Planning Framework as shown on the Policies Map. The principle of development has been established by this strategic allocation, and this Plan does not alter that policy position”.</p> | <p>clarity, see also the land shown hatched blue on the plan submitted by Berkeley Strategic Land Ltd. (Rep. No. 38) as part of their representations on the Policies Map). <u>“South of the housing site allocation contained in SNP2 is a parcel of land within the Built-Up Area Boundary which forms part of the strategic allocation SD10 in the adopted Horsham District Planning Framework as shown on the Policies Map. The principle of development has been established by this strategic allocation, and this Plan does not alter that policy position”.</u></p> | <p>of the strategic HDPF allocation SD10 would be delineated on the policies map for the purposes of completeness and clarity. This is considered to be consistent with the examiner’s recommendations.</p> <p>To comply with the Basic Conditions and to provide flexibility and clarity.</p> | |
| <p>Paragraph 5.3 3rd line –amend “paragraph 77” to read “paragraph 100”.</p> | <p>Open spaces may be designated as Local Green Space where they are demonstrably special to the local community. To be designated as Local Green Space, an area should meet the criteria set out in paragraph 77 100 of the National Planning Policy Framework. The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To provide clarification and to meet the Basic Conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP9–Home Standards Clause SNP9.1-delete the word “must” and replace with ”should”</p> | <p>To ensure homes are fit for all ages, all new dwellings (regardless of size, type or tenure) must should achieve M4(2)* of the optional requirements in the Building Regulations.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Grammatical correction.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>SNP9.3 –delete the existing wording and replace with:</p> <p>“This requirement will be secured, where appropriate, by a condition attached to planning permissions granted.”</p> | <p>These <u>This requirements will be secured where appropriate, by a condition on any permission granted attached to planning permissions granted.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To provide clarification.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP10–Residential Space Standards Clause SNP10.1 –amend the text to read as follows:</p> | <p>All new residential units must meet the <i>‘Technical housing standards – nationally described space standard’ (March 2015, as amended in May 2016)</i> or subsequent updated standard set by Central Government.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To bring the policy in line with national policy requirements and will therefore meet the Basic Conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP11–Specialist Accommodation & Care Clause SNP11.1 -delete existing text, and replace with:</p> <p>“Proposals for new development within the Built-Up Area Boundaries falling within Use Class C2 will be supported and encouraged. Such developments should</p> | <p>Proposals for C2 care accommodation within Built-Up Area Boundaries are actively supported and encouraged by this plan. C2 facilities should be close to complementary facilities and services (e.g. health centre, public transport, etc.) and provide residents with easy and safe access to the village centre of their own volition (e.g. by walking, cycling or mobility scooter).</p> <p><u>Proposals for new development within the Built-Up Area Boundaries falling within Use Class C2 will be supported and encouraged. Such developments should be located close to complementary facilities and services (e.g. health centre, shops and public transport) and which should be fully accessible for residents and staff.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPF and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>be located close to complementary facilities and services (e.g. health centre, shops and public transport) and which should be fully accessible for residents and staff.”</p> | | | |
| <p>Clause SNP11.2 –delete existing text, and replace with:</p> <p>“To ensure that new developments falling within Use Class C2 remain in such use, the Local Planning Authority will secure their retention with appropriate conditions and/or a Section 106 Agreement as part of any planning permissions granted.”</p> | <p>To ensure the development can be considered C2, the Local Planning Authority will secure, via condition or Section 106 Agreement, suitable measures to ensure that the development falls and is retained within the C2 Use Class.</p> <p><u>“To ensure that new developments falling within Use Class C2 remain in such use, the Local Planning Authority will secure their retention with appropriate conditions and/or a Section 106 Agreement as part of any planning permissions granted”.</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPF and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Paragraph 6.14 –3rd line: amend “Boundary’s” to “Boundaries”.</p> | <p>The policy below therefore provides support for additional C2 care accommodation to be provided on suitable sites within the Built Up Area Boundary’s <u>Boundaries</u> where it will also provide off-site care services to those in their own homes.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend Typographical error.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>Amend title of Section 6 of the Plan (on Page 21) to read:</p> | <p>Residential Development <u>Standards and Requirements</u></p> <p><i>(Amend contents page accordingly)</i></p> | <p>HDC agree with the Examiner's recommendation.</p> <p>To provide clarification Examiner's recommendation is accepted.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP12 –Outdoor Play Space</p> <p>Clause SNP12.1 –amend text to read as follows:</p> <p>'Major' residential development proposals (as defined in the Glossary at page 46) must: a) Provide appropriate play areas and associated equipment on site, or where this is not possible ensure that suitable off-site provision can be secured by a commuted sum payment. b) Set out proposals for the long-term management of the play areas provided and where appropriate secure this long-term management by a Section 106 Agreement</p> | <p>'Major' development <u>(as defined in the Glossary at page 46)</u> proposals must:</p> <p>Provide appropriate play areas and associated equipment on site, or if this is not practically possible provide a payment of a commuted sum for off-site provision.</p> <p>a) <u>Provide appropriate play areas and associated equipment on site, or if this is not practically possible provide a payment of a commuted sum for off-site provision where this is not possible ensure that suitable off-site provision can be secured by a commuted sum payment.</u></p> <p>b) <u>Set out proposals for the long term management of play spaces provided and where appropriate secure this long term management via a Section 106 Agreement. Set out proposals for the long term management of the play areas provided and where appropriate secure this long-term management by a Section 106 Agreement as part of any planning permissions granted.</u></p> | <p>HDC agree with the Examiner's recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is aligned with the NPPF and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>as part of any planning permissions granted.”</p> | | | |
| <p>Policy SNP14–Adequate Provision of Car Parking</p> <p>Delete 7.21 and replace with “SNP14.1”.</p> | <p>SNP14.1 Residential development must include provision for adequate off-road parking spaces in accordance with the following criteria:</p> | <p>HDC agree with the Examiner’s recommendation</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPG and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Clause SNP14.1</p> <p>Delete the text of criteria c) and d) in full.</p> | <p>e) Internal parking (in garages) does not count as a parking space unless:</p> <p>i The garage has a clear internal parking area of 3m wide by 6m long which is not obstructed by doors or moving objects. A further 6m² of floor space is provided (per parking space) within the garage to allow space for storage. AND</p> <p>ii Permitted development rights allowing the conversion of the garage to a habitable space are removed.</p> <p>d) In addition lay-by parking should be provided at the rate of one third of a space per dwelling for visitors.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To meet the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan</p> |
| <p>Delete the sub-heading: “Parking Guidance & Requirements”.</p> <p>Delete clauses SNP14.5- SNP14.9 in full.</p> | <p>It is recommended that the content of “Parking Guidance and Requirements” is removed and relocated to page 27 commencing at 7.21 (with subsequent paragraphs re-numbered accordingly) under the sub-heading of “Car Parking Guidance”.</p> <p>Delete clauses SNP14.5-SNP14.9 in full and relocate in the supporting text:</p> | <p>HDC agree with the Examiner’s recommendation</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the</p> | <p>No further action required. Modification to be taken forward to the final plan</p> |

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| | <p><u>Parking Guidance & Requirements</u></p> <p>Whilst tandem parking is allowed (two spaces one behind the other) it must allow the cars to be parked without blocking any garage door or overhanging the pavement. Three or more parking spaces (arranged one behind the other) should not be permitted. The preference should be to avoid tandem parking as this either leads to an increase in vehicle movements on/off the drive (often into the highway), or only one space is not used with the occupants preferring to park a second car on the road. As such tandem parking increases hazards and risk to both pedestrians and vehicles using the highway.</p> <p>Rear or remote parking courts are to be discouraged as they are rarely used for cars as they generally require insecure pedestrian access through gardens and surveillance is often blocked by garden fences. Parking courts, where necessary, should be for small groups of dwellings, with good visibility from as many flats and houses they serve as possible and be properly lit.</p> <p>Generally only one parking space per dwelling should be permitted in front of the building line.</p> <p>Parking spaces with a wall or fence to one or both sides should be minimum 3 metres wide clear width.</p> <p>Parking spaces must be long enough to permit bin storage behind the building line unless this is provided behind the building.</p> | <p>NPPG and meets the basic conditions.</p> | |
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| <p>The content of “Parking Guidance and Requirements” be placed in the supporting text for this policy in new paragraphs on page 27 commencing at 7.21 (with subsequent paragraphs re-numbered accordingly) Paragraph 7.21 – 7.25</p> | <p><u>Car Parking Guidance</u></p> <p>7.21 <u>Whilst tandem parking is allowed (two spaces one behind the other) it must allow the cars to be parked without blocking any garage door or overhanging the pavement. Three or more parking spaces (arranged one behind the other) should not be permitted. The preference should be to avoid tandem parking as this either leads to an increase in vehicle movements on/off the drive (often into the highway), or only one space is not used with the occupants preferring to park a second car on the road. As such tandem parking increases hazards and risk to both pedestrians and vehicles using the highway.</u></p> <p>7.22 <u>Rear or remote parking courts are to be discouraged as they are rarely used for cars as they generally require insecure pedestrian access through gardens and surveillance is often blocked by garden fences. Parking courts, where necessary, should be for small groups of dwellings, with good visibility from as many flats and houses they serve as possible and be properly lit.</u></p> <p>7.23 <u>Generally only one parking space per dwelling should be permitted in front of the building line.</u></p> <p>7.24 <u>Parking spaces with a wall or fence to one or both sides should be minimum 3 metres wide clear width.</u></p> <p>7.25 <u>Parking spaces must be long enough to permit bin storage behind the building line unless this is provided behind the building.</u></p> <p><i>(Subsequent paragraphs to be renumbered accordingly)</i></p> | <p>HDC agree with the Examiner’s recommendation</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPG and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
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| <p>Clause SNP14.2</p> <p>Amend the words “this criteria is not” to read “these criteria are not”.</p> | <p>Where this <u>these</u> criteria <u>are</u> is not met applications should be refused.</p> | <p>HDC agree with the Examiner’s recommendation</p> <p>To ensure clarity.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP15 –Driving in the 21st Century</p> <p>Clause SNP15.2</p> <p>Delete all text after the first sentence of this clause (including criteria a)-d) inclusive).It is recommended that the material deleted (as above) from the text of the policy be placed in the supporting text for this policy as a new paragraph 7.25 (to replace the existing text of paragraphs 7.25 and 7.26 in full).</p> | <p>All proposals that include car parking must demonstrate that car charging points can or will be installed adjacent to all parking spaces on site with ease (either now or in the future). This means that the required cabling and connection is either installed as part of the development or that it can be installed at a later date without:</p> <ul style="list-style-type: none"> a) Causing disruption to the occupants (either residential or commercial) that may dissuade the occupants from installing electric chargers. For example this could include requiring any internal fixtures to be removed/relocated, the chasing or drilling through internal walls or the running cables through internal spaces. b) Requiring additional works that would make the cost of installing a car charging point cost prohibitive. c) Cabling having to be run externally in a publicly visible location. d) Require further planning permission to allow the installation of the charging point. | <p>HDC agree with the Examiner’s recommendation</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPG and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP15 –Driving in the 21st Century</p> <p>New text to replace existing Paragraphs 7.25 & 7.26.</p> | <p>7.25 It is therefore considered appropriate to stop short of requiring electric charging points being installed in all new developments and instead ensure that future occupants are able to install their own car charger points with ease, thus removing a perceived obstacle to the uptake of electric vehicles and the hassle associated with installing a charger.</p> <p>7.26 Whilst it is noted that the preferred option would be for developers to preinstall cabling, one way to satisfy this requirement could be through the installation of underground</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| | <p>ducting from a location within the dwelling or property adjacent to the consumer unit to a suitable access point adjacent to each parking space.</p> <p>This means that the required cabling and connection is either installed as part of the development or that it can be installed at a later date without:</p> <ul style="list-style-type: none"> • Causing disruption to the occupants (either residential or commercial) that may dissuade the occupants from installing electric chargers. For example this could include requiring any internal fixtures to be removed/relocated, the chasing or drilling through internal walls or the running cables through internal spaces. • Requiring additional works that would make the cost of installing a car charging point cost prohibitive. • Cabling having to be run externally in a publicly visible location. • Require further planning permission to allow the installation of the charging point. | <p>is in accordance with the NPPG and meets the basic conditions.</p> | |
| <p>Paragraph 7.22 –6thline: replace “principle” with “principal”.</p> | <p>The increased provision of car parking spaces proposed in the above policy can seem counterintuitive in the context of global warming and the need for us to move to more sustainable means of travel. This plan provides, through other policies measures to increase the use of walking, cycling and public transport to get about however given the location of the Plan Area it is reasonable to assume that private vehicles will remain the principle <u>principal</u> mode of travel over the plan period.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Paragraph 7.23 –1st, 2nd and 3rd lines: replace “government” with</p> | <p>Central g<u>G</u>overnment have now made a decisive move towards low emission, or electric, vehicles. A g<u>G</u>overnment department, The Office for Low Emission Vehicles (OLEV) is a team working across g<u>G</u>overnment to support the early</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> |

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| <p>“Government” in each case.</p> | <p>market for ultra-low emission vehicles (ULEV), providing over £900 million to position the UK at the global forefront of ULEV development, manufacture and use.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend typographical error</p> | |
| <p>Policy SNP16 –Design Criterion b) –1st line: replace “complimentary” with “complementary”.</p> | <p>b) Encourage a variety of <u>complementary</u> vernaculars to encourage contextually appropriate design and diversity in our building stock.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend typographical error.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP17 –Site Levels</p> <p>Clause SNP17.4 –3rdline: amend “ordnance datum” to “Ordnance Datum”.</p> | <p>In order to assess the above requirements, proposals for major development should provide the followings levels (as metres above eOrdnance dDatum) on the submitted plans, without this information it is likely that an application will not be able to demonstrate compliance with this policy;</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Clause SNP17.5 Delete existing text and replace with:</p> <p>“Wherever possible, spoil resulting from development work should be retained on site for use in landscaping works or</p> | <p><u>Wherever possible, spoil resulting from development work should be retained on site for use in landscaping works or for other requirements of the permitted development</u> Unless being used to create well integrated landscaping features, spoil resulting from development should be removed from the site prior to occupation. The only exception to this will be where it can be demonstrated that the spoil is required to facilitate subsequent phases of the same permitted development.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>for other requirements of the permitted development.”</p> | | <p>is in accordance with the NPPG and meets the basic conditions.</p> | |
| <p>Policy SNP18 –A Treed Landscape</p> <p>Amend clause SNP18.2 to read as follows:“ Development proposals affecting areas of Ancient Woodland in the Plan area, as shown on the Policies Map, should provide long-term and measurable enhancements to them.”</p> | <p><u>Development proposals affecting areas of Ancient Woodland in the Plan area, as shown on the Policies Map, should provide long-term and measurable enhancements to them.</u> Development proposals affecting Ancient Woodland should provide long-term and measurable enhancements to them.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>To provide clarification for DM purposes.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP19 –Parish Heritage Assets Clause</p> <p>SNP19.1 –2nd line: delete “Parish Heritage Assets” and replace with “the Non-designated Heritage Assets”.</p> <p>Clause SNP19.2 -1st line: delete “Parish Heritage Assets” and replace with “the Non-designated Heritage Assets”.</p> <p>Clause SNP19.3 –1st line: delete “Parish Heritage</p> | <p>SNP19 Parish Heritage Assets</p> <p>SNP19.1 Development proposals will be supported where they protect and, where possible, enhance Parish the Non-designated Heritage Assets as identified on the Neighbourhood Plan Policies Map.</p> <p>SNP19.2 All proposals that directly impact Non-designated Parish Heritage Assets, or the setting thereof, must describe the impact of the development on the significance of the heritage asset, demonstrating that the significance of that asset will not be adversely impacted.</p> <p>SNP19.3 The Non-designated Parish Heritage Assets are:</p> | <p>The examiner has requested the proposed heritage assets designation be renamed as ‘Non-designated Heritage Assets’.</p> <p>Following a discussion with the parish it was agreed that this phrase was considered to be poor worded and it was resolved to retain ‘Parish Heritage Assets and to include additional supporting text and within the glossary that a Parish</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| Assets” and replace with “Non-designated Heritage Assets”. | | Heritage Asset is a ‘Non-designated Heritage Asset in NPPF terms. This is considered to be consistent with the Examiner’s recommendations. | |
| Policy SNP20 SNP20.1 | Development proposals affecting <u>A</u> ssets of <u>C</u> ommunity <u>V</u> alue will be supported where it can be demonstrated the development will be of benefit to the local community. | HDC agree with the Examiner’s recommendation. No further action required. Modification to be taken forward to the final plan. | No further action required. Modification to be taken forward to the final plan. |
| Paragraph 8.21-1 stand 2nd lines: amend “assets of community value” to read “Assets of Community Value”. | Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called ‘ <u>A</u> ssets of <u>C</u> ommunity <u>V</u> alue’. This requires district and unitary councils to maintain a list of ‘community assets’. It has also become known as the ‘community right to bid’. Horsham District Council’s list is available online at horsham.gov.uk . | HDC agree with the Examiner’s recommendation. Amend typographical error | No further action required. Modification to be taken forward to the final plan. |
| Paragraph 8.24 –1stline: amend the word “affect” to read “effect”. | However, the legislation only has a <u>e</u> ffect when the owner of a community asset wishes to sell their land/building. Should an owner wish to redevelop or change a nominated community asset there is nothing in the planning system that would protect the community connection or reason for its nomination. | HDC agree with the Examiner’s recommendation. Amend typographical error | No further action required. Modification to be taken forward to the final plan. |

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| <p>Paragraph 8.25 -3rd and 4th lines: amend “assets of community value” to read “Assets of Community Value”.</p> | <p>This policy provides guidance to decision makers on development proposals that would impact a local community asset. This plan seeks to protect <u>A</u>assets of <u>C</u>community <u>V</u>alue for their community value.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Amend typographical error</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Policy SNP22 – Telecommunications</p> <p>Clause SNP22.1 –2nd line: Delete the word “approved” and replace with “supported”.</p> | <p>Proposals for the provision of telecommunication infrastructure will be approved <u>supported</u> where they do not have an unacceptable impact on residential amenity.</p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPG and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |
| <p>Paragraph 1.12–delete existing text and replace with:</p> <p>“1.12 The Neighbourhood Plan covers the period from 2019to 2031. The emerging Horsham District Local Plan 2019-2036is expected to replace the adopted HDPF during 2021, and it is likely to be necessary to review the</p> | <p>The current plan period runs until 2031 however Horsham District Council are currently preparing a new Local Plan for the district. It is acknowledged that there may be a need to review this neighbourhood plan once the new Local Plan is adopted and content known to avoid the policies within this document having reduced weight in the determination of planning applications.–<u>The Neighbourhood Plan covers the period from 2019 to 2031. The emerging Horsham District Local Plan 2019-2036 is expected to replace the adopted HDPF during 2021, and it is likely to be necessary to review the Neighbourhood Plan to maintain its general conformity with the strategic policies in the new Local Plan. It will be the role of the Parish Council to review and update the</u></p> | <p>HDC agree with the Examiner’s recommendation.</p> <p>Modifications have been made for the purposes of clarification and to ensure that the wording of the policy is in accordance with the NPPG and meets the basic conditions.</p> | <p>No further action required. Modification to be taken forward to the final plan.</p> |

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| <p>Neighbourhood Plan to maintain its general conformity with the strategic policies in the new Local Plan. It will be the role of the Parish Council to review and update the Neighbourhood Plan at an appropriate time following the adoption of the new Local Plan.”</p> | <p><u>Neighbourhood Plan at an appropriate time following the adoption of the new Local Plan</u></p> | | |
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