

Statutory / Local Government Consultees

Ref No.	Summary of Comments Made	Recommendation	<p align="center">SPC DECISION</p> <p>The recommendations have been approved by SPCNHP and the Parish Council. The Submission Plan is subject to the agreement of the Parish Council at the next convenient meeting TBC</p>
44	<p>Environment Agency provided a "Checklist for Neighbourhood Plans covering Mid Sussex." This includes general information regarding flood risk advising NP to have regard to National Planning Policy Framework.</p> <p>Water Management - Mid Sussex District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.</p> <p>CIL - We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Scoping Report which supports the Slaugham Neighbourhood Plan, identifies the South East River Basin Management, the River Adur Catchment Flood Management Plan and the River Ouse Catchment Flood Management Plan as a plan/programme/policy/strategy/initiative which may influence the Plan.</p>	
45	<p>High Weald AONB Unit supports the information about the High Weald AONB.</p> <p>Supports Policy 1: Protecting the AONB and supporting text.</p> <p>Concerns re Policy 11 and Policy 12. Understood allocations are not necessary in order to meet housing needs due to the high numbers of existing planning permissions and the strategic allocation at Pease Pottage. Questionable as to whether these proposed allocations meet the tests in NPPF paragraphs 115 and 116. If Slaugham Parish Council wishes to retain these allocations then it is recommended that further justification be included within or alongside the submission plan to demonstrate how these proposals meet the tests of paragraphs 115 and 116</p> <p>Draws attention to High Weald AONB research work in 2009 re the urgent need for affordable housing tailored to meet the need of rural workers. If these recommendations are accepted, then the allocations in Policies 11 and 12 should be amended such that they can only be implemented as 100% affordable housing to meet local needs delivered by a Community Land Trust.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Neighbourhood Plan Working Group (NPWG) consider the strategic allocation at Pease Pottage and the proposed Neighbourhood Plan allocation at St. Martin's Close will deliver affordable housing in line with MSDC/national guidance. In light of this, the NPWG do not consider a 100% affordable housing scheme is required.</p> <p>The NPWG are also mindful that "made" neighbourhood plans, receive 25% of CIL money collected and therefore wish to allocate the site for market housing in order to benefit from CIL receipts.</p>	
46	<p>Highways England notes the proposed allocations are remote from the M23 Junction 11 junction at Pease Pottage, within the broader operation, they are unlikely to have a significant impact on the Strategic Road Network (SRN). As such, they do not have any objection at present to the Slaugham Neighbourhood Plan - Regulation 14 Consultation with regard to the safe and efficient operation of the SRN.</p> <p>Representation highlights that further sites with a higher number of dwellings are likely to have an impact on the M23 Junction 11 junction at Pease Pottage as modelling shows that at the end of the Local Plan in 2031 with highway mitigation in place, there is no spare capacity in the junction to accommodate any more traffic.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The NPWG are satisfied the SRN can accommodate the additional planned growth within the Parish.</p>	

47	<p>Gatwick Airport Ltd ask that any future development complies with aerodrome safeguarding requirements as detailed in ODPM/DfT Circular 01/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes Technical Sites and Military Explosives Storage Areas) Direction 2002.</p> <p>Representation advises Gatwick Airport Ltd are happy to work with the PC, MSDC and developers at an early stage of development to advise on aerodrome safeguarding.</p>	<p>Comments noted.</p> <p>No changes required.</p>
48	<p>MSDC representation commends the work which has gone into the preparation of the NP and recognise the benefit that having a made Neighbourhood Plan will bring to the Parish.</p> <p>MSDC note the Parish Council have resolved to make housing allocations for further, modest housing growth in the Parish over the Plan period. This approach is welcomed and supported by MSDC for two reasons: The District Plan's housing numbers are a minima and therefore exceeding those is regarded as positive planning; and the intention of the Parish to allocate 65 units at St. Martins Close will make a valuable contribution to meeting local housing need, in a relatively sustainable location.</p> <p>MSDC note the sites lies within the High Weald AONB and therefore encourages the PC to work with the High Weald Management Board to ensure the proposed schemes conserve the landscape and scenic beauty of the AONB.</p> <p>Policy 4, MSDC confirmed MSDC will review built up area boundaries as part of the District Site Allocation DPD work. MSDC confirmed BUAB will be amended to include allocations.</p> <p>Policy 14: MSC support policy approach to seek to protect allocated and existing employment land and premises.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>NPWG welcome the support of MSDC in allocating further houses in the Parish.</p>
49	<p>Neighbourhood Plan comments: Natural England, welcome Strategic Objective 1. NE object to policies 11 and 12.</p> <p>Sustainability Appraisal comments: NE agree Policy 11 and 12 are incompatible with Objective 1 and that those policies will also have a negative impact on that objective and that housing will also impact on Policy 1.</p> <p>NE do not agree with the decision to exclude the allocation of 600 dwellings on land to the east of Pease Pottage with regard to assessment of site options (section 5.5).</p> <p>NE agree with MSDC that due to the over-provision at Pease Pottage, the Parish will not be expected to contribute further towards the District residual figure.</p> <p>Object to the further allocation of housing and to the lack of information provided to demonstrate the validity of the allocations.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>With respect to the allocation of St. Martins Close (east and west) the NPWG consider the decision is supported by a robust evidence base. This includes:</p> <ul style="list-style-type: none"> - The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received; - The accompanying Sustainability Appraisal which includes an appraisal of the sites against the sustainability objectives of the Plan; and <p>The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites.</p> <p>In light of the above, the NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the</p>

50	<p>The NP identifies St. Martins Close could provide up to 30 residential units. Southern Water have undertaken a preliminary assessment of their infrastructure. The Assessment reveals Southern Water underground infrastructure crosses the proposed sites, which needs to be taken into account when designing any proposed development.</p> <p>SW advise there is an existing pumping station within the site which will need to be taken into account when designing the proposed development.</p> <p>SW recommend the following additional site requirements are included in Policy 11:</p> <p>6. <i>Ensure layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</i> 7. <i>Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration.</i></p> <p>SW advise it is important to have policy provision in the NP which seeks to ensure that the necessary infrastructure is in place to meet requirements. SW note there are no policies to support the provision of new or improved infrastructure.</p> <p>SW advise, although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system. To ensure consistency with the NPPF and facilitate sustainable development, SW propose an additional policy to read:</p> <p><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</i></p>	<p>Policy 11 updated to include additional criteria:</p> <ul style="list-style-type: none">- Ensure layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.- Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration. <p>Additional policy to be included in the Submission Plan to read:</p> <p>Utility Infrastructure: New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</p>	
----	--	---	--

51	<p>Proposed Allocations:</p> <p>In considering the NP, the size and location of proposed site allocation have been taken into account by WSCC when considering if further transport evidence is required.</p> <p>WSCC consider the overall level of development proposed in the NP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. This indicates there will be no severe impacts on the transport network that cannot be mitigated to a satisfactory level. WSCC considers this provides sufficient evidence to justify the overall level of development proposed in the NP. WSCC have confirmed it is not necessary to produce further transport evidence to support the allocation. WSCC have no overriding concerns regarding the transport impacts of the NP. WSCC confirms site specific matters will be tested and refined through the DM process.</p> <p>Education: Strategic Objective 6. Suggested amendment to include reference to access and secondary ages pupils. Objectives updated to read: <i>Support the provision of, and access to, high quality education facilities throughout the Parish for pre-school, primary and secondary ages pupils.</i></p> <p>Public Rights of Way: WSCC support the value PROW is given in the vision and strategic objectives. As well as the enhancements of pedestrian and cycling facilities in Aim 3. It is suggested the importance of PROW is added to Policy 6, which add to the enhancement and creation of new PROW.</p> <p>Aim 5: WSCC encourage the broadening of the PC ambitions to create new PRoW and upgrade existing PRoWs. WSCC recommend consideration is given to:</p> <ul style="list-style-type: none"> - new bridle way south of St. Martins Close - a new bridleway connecting Slaugham and Warninglid which could in part use an up-graded existing public footpath - new bridleway linking routes between bridleway 16S with 19S or 23S, also 16s with 17S and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane. -new off road footpaths -opportunities to connect to/from PRoW provided through strategic allocation at Pease Pottage. 	<p>Recommend Strategic Objective 6 is updated to read: Support the provision of, and access to, high quality education facilities throughout the Parish for pre-school, primary and secondary aged pupils.</p> <p>Recommend Policy 6 is updated to include the following:</p> <p>Proposals to provide additional green infrastructure will be supported. Proposals which seek to improve access for pedestrians and cyclists through GI linkages will also be supported.</p> <p>Recommend Aim 5: Quiet Lane is updated to support new PRoW and upgrade to existing PRoWs.</p> <p>Recommend support is given through Aim 5 to:</p> <ul style="list-style-type: none"> - new bridle way south of St. Martins Close - new bridleway connecting Slaugham and Warninglid which could in part use an up-graded existing public footpath - new bridleway linking routes between bridleway 16S with 19S or 23S, also 16s with 17S and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane. - new off road footpaths - opportunities to connect to/from PRoW at Pease Pottage. 	
52	<p>Woodland Trust (WT) confirm they are pleased the Vision, objectives and policies acknowledge the AONB and its importance.</p> <p>The importance of the protection of trees is also highlighted.</p> <p>WT recommend Strategic objective 1 is updated to read: To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerows, ancient woodland and trees in the Parish.</p> <p>Recommends the Plan should also seek to support conserving and enhancing woodland and trees. Recommends Chapter 4 is updated to include reference to trees, and be updated to read: Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional.</p> <p>Policy 8; Recommends to what extent there is considered to be enough accessible space in Slaugham should also be taken into account.</p>	<p>Recommend Strategic objective 1 is updated to read:</p> <p>To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerows, ancient woodland and trees in the Parish:</p> <p>Recommend chapter 4 is updated to include reference to the importance of trees and woodland for providing healthy living and recreation.</p>	

