

Response to the Examiners Report in to the Barnham and Eastergate Neighbourhood Development Plan

The Parish Councils wish to thank the Examiner for his very detailed report.

Neighbourhood Planning is a challenge to amateur volunteers trying to operate in a professional sphere. The Neighbourhood Plan Team (the Team) had looked for best practice and had used the format and some of the policies of a Plan that had passed examination in Thame. It was therefore believed that the layout was acceptable.

All of the Inspector's recommendations have been agreed by both Parish Councils and the Plan redrafted to incorporate them, with the exception of those listed below where clarification is required or points noted. The page numbers relate to the amended report dated 7th May 2014.

Page 5 para. 1.14

Barnham PC has agreed to be the sole qualifying body for the whole of the Neighbourhood Plan area and this is supported by Eastergate Parish Council.

Page 15 para 2.48

See comments relating to paras. 13.7 to 13.18

Page 35 para 8.3

The tables at the start of each section have been identified by residents and Councillors as important to assisting with quickly identifying policies. The Team would prefer to retain these tables after redrafting them to include the new policy headings. In addition a footnote identifying them as for ease of reference only would be acceptable.

Page 38 para. 8.10(b) 4.2.3

"development plan" includes ADC. As a general point, also covered later, our Team found the use of the terms unclear. It would be helpful if key terms were clearly. Specifically:

- Does "development plan" mean the combination of adopted Neighbourhood Plan and Local Plans?

- Does “ Local Plan” mean the adopted version or the emerging version, or both?

Page 41 para. 9.10

Suggest amendments as highlighted

Policy ES1 Flooding, drainage and new development

New development should aim to reduce the overall level of flood risk in the area:

- **Development, other than minor domestic or commercial extensions, will not be supported**
 - **without clear evidence having **been** provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development; or**
 - **until after the completion of the Surface Water Management Plan for Lidsey Catchment and the Aldingbourne and Barnham Rife Strategy **when all surface water strategies should conform to it.****
- **Planning permission should only be granted for new development subject to a condition that:**
 - **no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and**
 - **no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details.**

Page 45 para 9.28

The Team would like the reference to Level 5 and 6 of the Code for Sustainable Homes reinstated into the policy and the amendment in red in the second to last bullet be agreed.

5.5 Energy efficiency

Policy ES11 Energy efficiency of new development

All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 5 of the Code for Sustainable Homes (DCLG 2006) rising to Level 6 by 2016.

- **New development should wherever possible include the following features:**
 - **high quality, thermally efficient building materials**
 - **double glazing (at a minimum), and**
 - **cavity walls and loft insulation (where relevant)**

5.5.1 The Code for Sustainable Homes is the national standard for the design and construction of homes. It includes measures to improve energy efficiency. It is in the interests of all that we take steps towards meeting the national CO2 target but also important that everyone has the chance to live in a home that provides the best possible levels of insulation.

Policy ES12 Energy efficiency of existing development

Where an existing building is extended or refurbished, or there is a change of use,

- **the features referred to in Policy ES11 should be included where technically feasible;**
- **consideration should also be given to upgrading the whole property to meet higher energy efficiency standards;**
- **in the case of residential development, the average household SAP rating should be **improved or increased** by a grade (e.g. from E to D);**
- **where an extension increases the size of a building by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible.**

Page 51 para. 11.7

The inclusion of the sentence “Funds raised from CILchanges the context of the policy. It is not the role of the Parish Council to raise funds for medical facilities and we would like the sentence removed. The policy would then read ‘Proposals for new medical facilities will be supported.’

Page 53 para. 11.17

Comments are noted but given that the land fully meets two of the requirements of para 77 of the NPPF and that there is no definition of ‘extensive tract of land’ within the NPPF we would consider that the two areas of land do not fail the test.

In constructing our Neighbourhood Plan we were cognisant of complying with the Local Plan. Currently the area we identified south of Barnham Road is shown as a Green Infrastructure Corridor on the ADC Green Infrastructure Maps. Clearly there is emerging intention to designate this land for a Strategic Housing Development (see comments under Page 62 paras. 13.10 and 13.11).

However the team felt that this GIC met all the criteria for a top level GIC, as it is rich in biodiversity and should be protected as such.

Page 56 para 11.27

The last sentence in the revised policy CLW8 changes the context of the policy. It is not the role of the Parish Council to fund education. If the policy were amended to state 'CIL contributions raised by the Education Authority from developments in Barnham and Eastergate must be put towards the cost of improvements to schools in the parishes' that would be acceptable, otherwise the sentence from "Funds raised .." should be removed.

Page 62 paras. 13.10 and 13.11

At the time of submission of this Plan there was no strategic housing allocation relating to Barnham/Eastergate/Westergate. This was the case throughout the designated time frame for examination of the Plan.

On 30th April 2014 (after the BENP had been presented for this inspection), the Arun District Full Council did not 'adopt' Policy SP11. The agenda called for a vote to approve the Local Plan Sub-Committee Minutes of 27th March 2014 that recommended to the Full Council that:

(1) the following strategic locations are taken forward as part of the current Local Plan

a) Barnham /Eastergate /Westergate – 2,000

b) Angmering – 600

(2) Westbank is taken forward as an Area Action Plan – Development Plan Document to deliver up to 1,000 homes and Ford and Fontwell are considered as a site specific development plan document. The Council voted narrowly (by 5 votes with 4 abstentions) that the Barnham/Eastergate/Westergate allocation be taken forward. The Parish Allocations were not included in the recommendation.

The "site specific allocation" in SP11 of "at least 2,000 homes" in Barnham/Eastergate / Westergate (in Aldingbourne Parish) has been currently reduced to a fixed number of 2,000. A final position will not be confirmed or otherwise until the Arun Local Plan has passed Consultation and then an Examination in Public

some time in 2015. No details are currently available regarding the affordability or deliverability of any item on the infrastructure list in SP11 related to the site specific allocation, and there is no published plan to upgrade the Lidsey WWTW.

Page 63 para 13.14

This paragraph would seem to be more appropriately located after para. 13.11 but also is unclear in its meaning. The Proposed Plan did not make mention of the 2000 homes in the emerging plan as the proposal had been rejected by the Full Council meeting of ADC on the 8th January 2014. The Local Plan Sub-Committee held on 28 November 2013 made recommendations to the meeting of Full Council on 8 January 2014 which included the Barnham/ Eastergate / Westergate allocation. However, due to issues of flooding, Members decided to refer all of the recommendations back to the Local Plan Sub-Committee for reconsideration. There was therefore no allocation from November until the 30th April 2014 after this Plan had been submitted for examination.

Page 63 para. 13.18 Policy H1

The Team are unclear about the use of the terms Local Plan and Development Plan in parts of the document. (See Page 38 para. 8.10(b) 4.2.3 where “development plan” includes ADC)

Policy H1 originally read ‘ Permission will be granted for up to 60 new homes in Eastergate on land identified on the Proposals Map, provided that the development meets the requirements of the policies set out in this Plan and the emerging Arun District Local Plan.’

The amended policy changes the last line to read “in the Local Plan”. Is it intended that the term Local Plan includes the Neighbourhood Plan? If not we would propose the addition of the words “and this Plan” or if the term ‘development plan’ as used in para. 8.10(b) includes both plans, then that term should be used.

Page 64 para. 13.12 section 9.1.3

The Team do not agree to the inclusion of the sentence ‘ although this could be extended in due course to a total of 100 units including neighbouring land’.

The housing allocation site has been the subject of extensive and ongoing research with residents. They have been shown proposals that include additional land to build 100 homes with additional community gains and have overwhelmingly rejected such a proposal. We therefore request that the sentence is removed. It is then for the District Council in future land supply reviews to consider the suitability of the land for further development.

Page 64 Policy H2

The Team would like to propose an amendment to the policy to read:

Permission will be granted for small residential developments on infill and redevelopment sites within the parishes at a rate consistent with their average last 10 years windfall levels and subject to the policies of this plan being met.

Page 64 para. 13.19

Policy HDQ2 proposed a local connection to new development in the parishes. The Team do not agree that the policy would result in housing remaining empty. The Note at the end of the policy makes it clear that it would include the other four of the Six Villages parishes. ADC were asked about this policy before it was written and they confirmed that they are writing local connection into their housing policy to cover applicants with a connection to the Arun district. The proposed policy in the NP merely distils this further. This is an important policy for residents who wish to ensure that their children can continue to live in the villages. We would ask for this policy to be reconsidered. The addition of “and thereafter in accordance with the ADC housing policy “ after the final line of the policy may help with clarity.