

FERRING PARISH NEIGHBOURHOOD PLAN

REGULATION 14 REPORT

Purpose

1. The purpose of this report is to summarise the outcome of the consultation period on the Revised Pre Submission Ferring Parish Parish Neighbourhood Plan (FNP) held from February 2014 to April 2014. The report makes some recommendations on how the FNP should proceed in the light of representations made.

2. The report will be published by Ferring Parish Council (FPC) and it will be appended to the Consultation Statement that will accompany the submitted FNP in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

Consultation Analysis

3. During the consultation period there were representations made by statutory organisations. The local planning authorities – Arun District Council (ADC) and the South Downs National Park Authority (SDNPA) – have provided informal officer comments. In both cases, FPC has been in continuous dialogue with the authorities during the preparation of the FNP.

4. ADC has raised no objections to the FNP but has made a number of suggestions on how the final document may be improved. The changes made to the Revised Pre Submission Plan have resolved the key issues it raised at the Pre Submission stage. In some cases, the issues will be resolved in the wording of the Community Right to Build Orders rather than in the FNP.

5. Similarly, the SDNPA has raised no objections to the FNP but is has commented on the approach taken to affordable housing provision. ADC has not objected to this approach, and the provision relates to proposals only in the ADC area, but it is important that the SDNPA is satisfied with the approach. A further attempt will therefore be made to resolve its view on this matter. In addition, the FNP now makes reference to the current Options Consultation Document published by the SDNPA recently.

6. The statutory consultees – English Heritage, Natural England and the Environment Agency – have responded positively to the FNP. English Heritage has made some suggestions to improve the wording in relation to heritage matters.

7. Southern Water has requested that the housing allocation policies make reference for the need to make proper provision for utilities connections and that there is a new utilities infrastructure policy. Such changes are not required as these matters are already provided for in national and local planning policy requirements in relation to planning applications. Southern Water has been contacted to inform them of this view.

8. Network Rail has responded in relation to the Henty Arms Community Right to Build Order indicating that it will not support an access to the site using the existing access path.

Recommendations

16. It is recommended that:

- The policy and supporting text is changed with minor modifications in line with comments received
- The affordable homes approach in the housing allocations is not modified
- There is no special provision made for utilities infrastructure
- The Henty Arms Order is modified in respect of its access
- The FPNP and Orders are finalised for submission for examination, subject to the completion of their respective Basic Conditions Statements and Consultation Statements