



Summary of representations received by Arun District Council as part of Regulation 23 publication and submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act

Parish/Town name: Ferring Parish Council
Consultation date : 14th July 2014 to 25th June 2014

Please note: ADC comments are submitted as a separate document

All the original representation documents will be included in the examination pack. The table below may be a summary of the representations received so may not always be verbatim.

Name	Date received	Method of submission	Summary of representation
Catherine Hutchins Environment Agency	24/6/2014	Email	I can confirm we have no objections to the Orders above, and no detailed comments to make.
Lucy Seymour - Bowdery	23/6/2014	Email	<p>CRTB Order 1: Rear of Henty Arms This proposal has changed with an alternate access now shown to the north of the Henty Arms rather than to the south. This arrangement is acceptable in principle. This access also already exists and is nevertheless included to enable any alterations to the access to be considered as well as to ensure that the access is reviewed as part of a Stage One Road Safety Audit.</p> <p>The internal layout appears tight and this may not be able to accommodate the turning movements of refuse and emergency vehicles. Refuse vehicles would need to enter the site given the carry distances from those properties at the eastern most edge of the site to the nearest public highway. The footpath diversion has been discussed with the Rights of Way team. It should be noted that the footpath is also dedicated as public highway. As such whilst the footpath could be the subject of a diversion order, the land that forms part of the public highway</p>

Community Right To Build Order Reg.23 Consultation Responses

			<p>would need to be the subject of a formal Stopping Up; the footpath diversion and Stopping Up are two separate processes. The public highway otherwise could not be obstructed through planting or parking spaces as shown on the indicative drawings.</p> <p>Order 2 – Village Hall Comments have already been made in respects of this order. No further comments would be made at this stage.</p> <p>Order 3 – Ferring Community Centre Comments have already been made in respects of this order. No further comments would be made at this stage.</p>
<p>Clare Gibbons Southern Water</p>	<p>10/6/2014</p>	<p>Email</p>	<p>We were consulted on the previous versions of the Ferring Neighbourhood Plan in line with Section 14(b), Part 5 of the Neighbourhood Planning (General) Regulations 2012. However, our representations have not been addressed</p> <ul style="list-style-type: none"> • Southern Water undertook capacity assessments in respect of the proposed housing sites, which revealed that there is insufficient capacity in the sewerage network to service the proposed residential developments. • proposed redevelopments should connect to the sewerage network at the nearest points of capacity. • We requested policy provision to that effect in our last representations • Previous representations also sought amendments to the policy on Local Green Spaces so as not be unduly restrictive on the delivery of utility infrastructure. <p>Our proposed policy provision would be in line with paragraphs 76 and 157 of the NPPF and accordingly met the basic conditions required for a Neighbourhood Plan.</p> <p>Policy 2: Land Rear of Henty Arms, Ferring Lane Page 21</p> <p>Policy 2 allocates the above site for up to 14 dwellings. Policies GEN8 and GEN9 of the Arun Local Plan 2003 are clear that where capacity does not exist in the sewerage network, it should be provided or the development will not be permitted.</p> <p>Proposed amendment</p> <p>We reiterate that the following criteria should be included in policy 2 :</p> <p>The Neighbourhood Plan proposes the re-development for housing of land to the rear of The Henty Arms PH, Ferring Lane for up to 14 dwellings.....provided:...</p> <p><i>IV a connection is provided to the nearest point of</i></p>

Community Right To Build Order Reg.23 Consultation Responses

			<p><u>adequate capacity in the sewerage network, as advised by Southern Water.</u></p> <p>Policy 7: Local Green Spaces Page 27 We cannot support the current wording of this policy as it could create a barrier to statutory utility providers</p> <p>Proposed amendment</p> <p>Accordingly, we propose the following amended wording and additional text to Policy 7:</p> <p><i>Proposals for development on the land will be resisted other than those for development ancillary to their recreational purpose and <u>for essential utility infrastructure, where the benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.</u></i></p> <p>New policy on the provision of infrastructure We could find no policies to support the delivery of new or improved infrastructure which is required to serve new development identified in the Neighbourhood Plan.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPF, we propose the following additional policy:</p> <p><u>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 development plan.</u></p>
--	--	--	---

Prepared by: Donna Moles (ADC Neighbourhood Development Plan Officer) June 2014