



Summary of representations received by Arun District Council as part of Regulation 16 publication and submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act

**Parish/Town name: Aldingbourne Parish Council
 Consultation date 8th July to 19th August 2015**

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
Alison Crabb Barnham Parish Council	27/07/2015	Email	I am writing on behalf of Barnham Parish Council to pass on their full support for the above Neighbourhood Plan proposal.
Robert Lloyd Sweet Historic England	11/08/2015	Email	<p>Within the areas of interest to Historic England and without prejudice to comments we may wish to make on future planning applications within the plan area, I am happy to confirm that the plan meets the basic conditions. Having reviewed the Neighbourhood Plan we have a small number of comments to make, including highlighting areas of the plan for which we particularly wish to express our support or where we feel minor modification would bring important evidence to bear, provide clarity and ensure there is a clear division between planning policies and aspirations within the plan.</p> <p>We support the identification of the networks of hedgerows and chalk streams as important element of the area's landscape character requiring positive management.</p> <p>To draw attention to the potential contribution of hedgerows to the historic environment and to provide a structure for assessing the relative importance of hedgerows by using the document in the Arun Landscape Character Study (as well as the West Sussex Historic Landscape Characterisation) we recommend the addition of text to the policy EH5 to read:</p> <p>"Development that damages or results in the loss of ancient trees/ trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows (including important</p>

			<p>hedgerows defined within the Hedgerows Regulation 1997). Decisions on planning applications affecting hedgerows and trees will be made with reference to the contribution these features make to local landscape character as set out in the Arun Landscape Character Assessment.”</p> <p>We support the provision of policy to manage the impact of development on Buildings of Special Character as a form of non-designated heritage asset as defined within the National Planning Policy Framework and identified by the local planning authority through a process of ‘local listing’. At present we feel wording of the policy does not require consideration of the impact of proposals on the significance of a heritage asset and would prevent potential opportunities to better reveal the significance of a building through sensitive interventions which might require the removal of part of a building.</p> <p>As such we would suggest making the following minor amendments to Policy EH8 to better conform with national and local policy:</p> <p>“Development proposals relating to the buildings of local character listed above will be expected to retain their significance including their contribution to local distinctiveness and removal removal demolition or alteration of part or all of them will not be permitted be resisted unless it can be demonstrated that it will not harm their significance or they cannot otherwise be put to an alternative beneficial or viable use. Applicants will be required to demonstrate that alterations resulting in harm to the building’s significance have been designed to avoid or minimise harm whilst achieving the optimum viable.”</p> <p>Historic England support the use of article 4 directions to manage the impact of alterations to non-designated heritage assets that would be allowed under normal permitted development rights, particularly where these would affect the character and appearance of conservation areas or are required to safeguard the significance of structures that are of local significance but would not meet the requirements for national designations. Nevertheless, at present, the second sentence in paragraph 2 of policy EH8 does not relate to the use of land or the determination of planning applications and does not, therefore, form a part of the policy. We would recommend it is retained elsewhere in the supporting text to the policy in order to demonstrate how the Parish Council wish to see the policy implemented in partnership with the District Council alongside the intention to further develop the local list.</p> <p>We recommend the first sentence of Policy EH9 is amended to “Proposals that negatively affect the setting of either the two Conservation Areas will not be supported.” And that a subsequent sentence is inserted to draw attention to the relevant SPD as a tool to aid decision making: “Applicants should demonstrate that the key features of the area’s character and appearance described in the Council’s Conservation Areas Supplementary Planning Document will be protected within development proposals”.</p>
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David Bowie Highways England	12/08/2015	Email	<p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the strategic road network.</p> <p>We do not have any comments.</p>
Sarah Harrison Southern Water	18/08/2015	Email	<p>We are disappointed that none of the comments that we submitted in response to the pre-submission consultation in March 2015 appear to have been taken into consideration in the submission version of the plan.</p> <p>Please find following our response. In summary, as previously, we seek the following amendments to the plan:</p> <ul style="list-style-type: none"> • Additional text in policy H5 to support connection to the sewerage system at the nearest point of adequate capacity and to ensure that existing infrastructure is protected. • Additional text in a number of policies (EH1, EH6 and H1) to ensure that they do not unduly restrict the delivery of utility infrastructure. • A new policy with provision to support the provision of utility infrastructure. • Clarification to the section relating to Flood Risk and Drainage.
Bob Hull Henry Adams	18/08/2015	Email	<p>These representations are made on behalf of the estate of D Rusbridger which controls land on the west side of Aldingbourne village, and which was the subject of representations to the Arun Local Plan in 2014.</p> <p>Whilst I appreciate that this consultation should not address the identification of alternative sites, but should relate to the soundness of the submitted plan, the current suspension of the local plan for some 12 – 18 months to allow consideration of housing numbers could lead to any ‘made’ plan needing early review.</p> <p>If the additional housing that is identified as part of the ongoing work on the local plan cannot be accommodated on the larger strategic sites for any reason, then the parish figures will need to be reviewed.</p> <p>At that stage my client would put forward land that has not been allocated in the current submission plan (which only provides for 30 dwellings) but which was put forward as part of the local plan as mentioned above when a higher parish figure of 100 was suggested</p>
Amy Tyler- Jones SDNP	19/08/2015	Email	<p>This representation sets out the South Downs National Park Authority’s (SDNPA) formal response to the submission version of the Aldingbourne Neighbourhood Plan. Please can these comments be passed onto the appointed Examiner.</p> <p>The Aldingbourne Neighbourhood Development Plan provides a clear and accurate statement on the local planning policy context in paragraph 2.2.2. The SDNP Partnership Management</p>

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			<p>Plan vision up to 2050 is also helpfully included.</p> <p>The SDNPA welcomes the objective to improve sustainable transport connections with the South Downs National Park and while we are supportive of the aims of Policy EH10 <i>Open Access and Permissive Paths</i>, this is not policy that can be used in decisions on planning applications. We therefore recommend it is included as a community project or other category within the Neighbourhood Development Plan.</p> <p>Policy EH3 <i>Surface water management</i> is not clear when a Flood Risk Assessment will be required and appears to imply one is required for all development proposals which is not in line with NPPF paragraph 103.</p> <p>The title of Policy EH4 '<i>Drainage for new housing</i>' doesn't correspond well to the policy itself which is concerned with water use. We recommend that the title of this policy is changed.</p> <p>Policy H3 <i>Housing Mix</i> refers to Buy to Let investment properties. The planning system cannot restrict the letting of homes and indeed homes for rent unless they are social housing. We recommend that this reference is removed from the policy.</p> <p>We recommend that Policy EE9 <i>Rural Buildings</i> also seeks to enhance archeological, architectural, historic or environmental features where possible, in line with the Purposes of the National Park. The policy should also include a provision to protect the amenity and activities of neighbouring properties.</p>

Prepared by: Donna Moles (ADC Neighbourhood Development Plan Officer) 19th August 2015