

Pre-Submission Amberley Parish Neighbourhood Plan
Public consultation 19th March 2016 to 30th April 2016
Response and Policy Voting Form

Please:

1. Use this form to comment on the pre-submission Amberley Neighbourhood Plan.
2. Fully complete the Personal Details section. Any forms that do not have the Personal Details section completed will be logged but will not be considered.
3. Note that all forms must be available for public inspection.
4. Return the form to Amberley Parish Council by email or place it in the box at Amberley Village Stores

ALL COMMENTS MUST BE RECEIVED BY MONDAY 2ND MAY 2016

All comments received by the above date will be considered by the Steering Group and may be used to amend the pre-submission Amberley Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available along with the submission version of the Neighbourhood Plan.

PERSONAL DETAILS – Must be completed for comments to be considered	
NAME	Maggie Williams Neighbourhood Planning Officer
ADDRESS	Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Are you a resident, agent or organisation?	

If responding as an agent give name of client

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Please circle or highlight your answer

Have we identified the important aspects, both good and bad, of living in Amberley Parish? Please add any comments that you wish to make at the end of this response form	YES	NO
Overall do you support the Neighbourhood Plan?	YES	NO

Policy Voting Form

ENVIRONMENT POLICIES

Policy	Summary Explanation	Support? (Y/N)	Comments
EN1 Ecological Sites	Conserve and enhance the natural environment and preserve important ecological sites		
EN2 Landscape Character and Open Views	All development must maintain the local character of the landscape and preserve important views		
EN3 Protection of trees and hedgerows	Development that damages or results in the loss of ancient trees or woodland or hedgerows will be resisted		
EN4 Renewable Energy	Proposals for energy-generating infrastructure using renewable or low carbon energy sources will be supported		
EN5 Conserving and Enhancing the Heritage Environment	New development plans shall respect and preserve the distinctiveness and character of the area		
EN 6 'Unlit village' status	Development proposals which detract from the unlit status of the Parish will not be supported; "always-on" lighting will be discouraged	Y	There are no planning controls on lighting on dwellings, unless the dwellings are listed and therefore this policy cannot be applied.

EN7 Local Green Space (development not permitted)	<ul style="list-style-type: none"> • Millennium Green • Village Pond • Top Field (“The Old Piggery”) 		
EN8 Local Open Space (development not permitted)	<ul style="list-style-type: none"> • Recreation Ground & Cricket Field • Football Field • Hurst Cottages Playground 		

FACILITIES AND INFRASTRUCTURE POLICIES

Policy	Summary Explanation	Support? (Y/N)	Comments
FI 1 Create a car park	Create a car park in the Lower Field (“Harvey’s Field”)		
FI 2 Build a public toilet	Build a public toilet adjacent to the car park proposed in FI 1		
FI 3 Build a joint-use School/Community Hall	Build a joint-use School/Community Hall on Amberley School land, for use by Amberley School (during school hours) and the Community (outside school hours)		
FI 4 Protection of assets of community value	Proposals that enhance the community value of any Asset of Community Value will be supported.	Y	<p>Whilst this policy is supported HDC would point out that the only building that is on the Council’s statutory list of Assets of Community Value is the Village Pottery.</p> <p>The Black Horse pub is no longer listed for the following reasons:</p> <ol style="list-style-type: none"> 1. There was a relevant disposal of the property on 30th August 2013 to Cregagh Properties LLP 2. The local authority must remove the entry so as to exclude any land included in the list which has been the subject of a relevant disposal (Regulation 2 (b)) <p>The Village Stores and Post Office are not listed at the current time.</p>
FI 5 Surface Water Management	All new developments must have a surface water management plan		
FI 6 Allotments and a community orchard	Land on the Upper and Middle Fields will be allocated for allotments and a community orchard,		

HOUSING AND DESIGN POLICIES

Policy	Summary Explanation	Support? (Y/N)	Comments
HD 1 Presumption in favour of development	Planning applications which accord with the policies of the Neighbourhood Plan will be approved.	Y	
HD 2 Quality of design	Proposals for new development and extensions will be assessed against the standards laid down in the Parish Of Amberley Design Statement. New housing must be well connected to the surrounding area, and visually integrated	Y	
HD 3 Housing mix	New housing proposals must meet the housing needs of current and future households within the Parish of Amberley		
HD 4 Housing Density	The density of any new development shall be appropriate to its location.		
HD 5 Housing site allocation	Permission will be granted for a minimum of six new homes on the land adjoining, and to the east of, Newland Gardens		
HD 6 Windfall sites	Permission will be granted for residential developments on infill and redevelopment sites within the recognised settlement boundary, subject to a set of specific conditions		
HD 7 Outdoor space	Housing development proposals should include good quality outdoor amenity space		
HD 8 Attention to detail	In addition to conforming to the Parish of Amberley Design Statement (PADS), new developments should meet a further set of detailed requirements (eg bin stores, outside lighting, photo-voltaic panels)	Y	Whilst the spirit of this policy is supported planning permission is not always necessary for the installation of a satellite dishes and solar panels, notwithstanding planning constraints such as the Conservation Area and the National Park. Meter boxes do not require planning permission

HD 9 Local Connection	Affordable housing delivered as part of policies HD5 and HD6 will require the first occupants to be existing residents of Amberley, or with an Amberley connection	N	Horsham District Council is the strategic housing authority for Amberley parish. As currently drafted the policy does not comply with the NPPF and in particular paragraph 50. As currently drafted the policy does not comply with Horsham's District Council's Registrations and Nominations Policy and therefore HDC cannot support the NP policy at this time. Further advice and clarification should be sought from Horsham District Council's Housing Department.
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POSSIBLE HOUSING SITES OFFERED BY LANDOWNERS

The choice of available sites for housing development took into consideration offers from Parham Estate, Horsham District Council, and Hilda Newland. No other landowners offered sites. All sites were subject to an impact analysis, and the preferred option was limited development on the site offered by Hilda Newland, which is adjacent to the existing Newland Gardens development. This choice is reflected in Policy HD5, above.

Even if you have previously expressed an opinion on housing sites, please indicate below your support or otherwise for the sites offered.

SITE	Location and current status	Support development on this site?(Y/N)	Comments
Parham Site 1	Along Rackham Road, West of Crossgates, on land currently leased from Parham Estate for horse grazing. This is agricultural land.		
HDC Site, "Top Field", The Old Piggery	Land to the South of the Conservation Area behind properties in High Street and East Street. Hurst Close is to the East of this site. Current use as grazing, This is agricultural land.		
HDC Site "Middle Field"	Field between Newland Gardens and School Road. Current use as grazing. This is agricultural land.		

HDC Site "Bottom Field"	Field along B2139, from junction of School Road, and South of HDC Middle Field. Current use as grazing. This is agricultural land.		
Hilda Newland site	Site adjoining and to the East of Newland Gardens		

GETTING AROUND POLICIES

Policy	Summary Explanation	Support? (Y/N)	Comments
GA1 Footpaths, cycleways and bridleways	Support will be given to proposals that improve and extend existing footpaths, cycleways and bridleways		
GA 2 Pedestrian footways	Support will be given to proposals which lead to the creation of public footways.		
GA 3 Car parking	Development proposals will be supported only if they include the maximum level of off-street parking consistent with current standards.		
GA 4 Quiet Lanes (Quiet Lanes are minor rural roads, designated to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned, use is shared)	It is proposed that the following are considered for designation as Quiet Lanes <ul style="list-style-type: none"> • Mill Lane • High Titten • Church Street • Hog Lane • East Street • Rackham Road • North Stoke Road Please indicate your view (Y/N) for each		

EMPLOYMENT AND TOURISM POLICIES

Policy	Summary Explanation	Support? (Y/N)	Comments
ET1: Development of new and existing businesses	Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable.	Y	Bearing in mind that planning permission is not always required to convert commercial buildings (B1a offices to residential), it is suggested that the policy is pre-fixed with the words “where planning permission is required....” In the interests of clarity.
ET 2 Telecommunications	Proposals to improve mobile phone services will be supported		
ET 3 Tourism	Subject to appropriate conditions, development of facilities connected with tourism will be supported		

If you require more space please add additional sheets, put your name at the top of each page and staple together if you are submitting by hand

If you wish to make additional comments please do so here and refer to the page number, policy number and Full or Abbreviated Version of Amberley Neighbourhood Plan.

Whilst the direct link with the Plan’s objectives and the NPPF at the bottom of the policies is supported, the link to the NPPF should be annotated to state the relevant section of the NPPF. As currently stated in the plan it could be interpreted that the number stated e.g. NPPF6 refers to the paragraph number, whereas it actually means the relevant section of the NPPF.

ADDITIONAL COMMENTS

Name:

A large empty rectangular box intended for writing additional comments.