

**Horsham District Council Local Planning Authority**  
**Thakeham Parish Neighbourhood Plan 2031**

**DECISION STATEMENT**  
**(Proceeding to Referendum)**

**Date: 7 February 2017**

**1.0 INTRODUCTION**

- 1.1 Under the Town and Country Planning Act 1990 (as amended) (“the 1990 Act”), Horsham District Council (“the Council”) has a statutory duty to support Parish Councils and Qualifying Bodies in the preparation of Neighbourhood Development Plans (NDP’s) and Orders and to take NDP’s and Orders through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Council’s responsibilities under Neighbourhood Planning.
- 1.2 Once the Council has received an examiners report, it is necessary for the Council, under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”) to make a decision on the next steps. As set out in the Regulations these are:
- (a) to decline to consider a plan proposal under paragraph 5 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
  - b) to refuse a plan proposal under paragraph 6 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
  - (c) what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the Planning and Compulsory Purchase Act 2004 (“the 2004 Act”) ) in relation to a neighbourhood development plan;
  - (d) what modifications, if any, they are to make to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act);
  - (e) whether to extend the area to which the referendum is (or referendums are) to take place; or
  - (f) that they are not satisfied with the plan proposal under paragraph 12(10) of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act).

- 1.3 In accordance with the Regulations, this report forms the Council's Decision Statement (Regulation 18(2)), and sets out the Council's decision and the reason for this.

## **2.0 BACKGROUND**

- 2.1 The Thakeham Parish Neighbourhood Plan (TNP) relates to the area that was designated by the Council as a neighbourhood area on 22 July 2013. This area is coterminous with the parish council boundary that lies within the Horsham District Council Local Planning Authority Area.
- 2.2. The Pre Submission TNP underwent consultation under regulation 14 from 12 January 2015 to 6 March 2015.
- 2.3 Thakeham Parish Council (TPC) then submitted the draft TNP to the Council and the draft TNP was publicised and representations were invited between 30 October 2015 and 11 December 2015.
- 2.4 John Mattocks ("the Examiner") was appointed by the Council with the consent of TPC, to undertake the examination of the draft TNP and to prepare a report of the independent examination.
- 2.5 The Examiner's report concludes that the draft TNP is in accordance with EU legislation, and subject to making the recommended modifications, the draft TNP meets the basic conditions set out in the legislation and should proceed to referendum. In addition, the Examiner also recommended that the referendum area be extended to include the 'joint consultation area' identified in the draft TNP.

## **3.0 DECISION**

- 3.1 As set out above, the Neighbourhood Planning (General) Regulations 2012, Regulation 18 requires the Council as local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act). In considering the next steps, the Council has given further consideration to the commentary made by the Examiner with regard to the adequacy of the plan in meeting EU legislation. Taking into account the National Planning Policy Guidance ('the NPPG')<sup>1</sup> which states:

*"(The SEA) should focus on the environmental impacts which are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan."*

The Council is in agreement with the Examiner that the SEA has considered an appropriate range of alternatives, and in addition makes reference to cumulative impacts. On this basis it agreed that the SEA meets the regulatory requirements.

- 3.2 Having considered each of the recommendations made in the Examiner's report, and the justifications provided, the Council, in consent with TPC is in agreement that the modifications outlined by the Examiner will ensure that the draft TNP meets the basic conditions set out in the legislation.

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<sup>1</sup> Ref ID 11-030 20150209

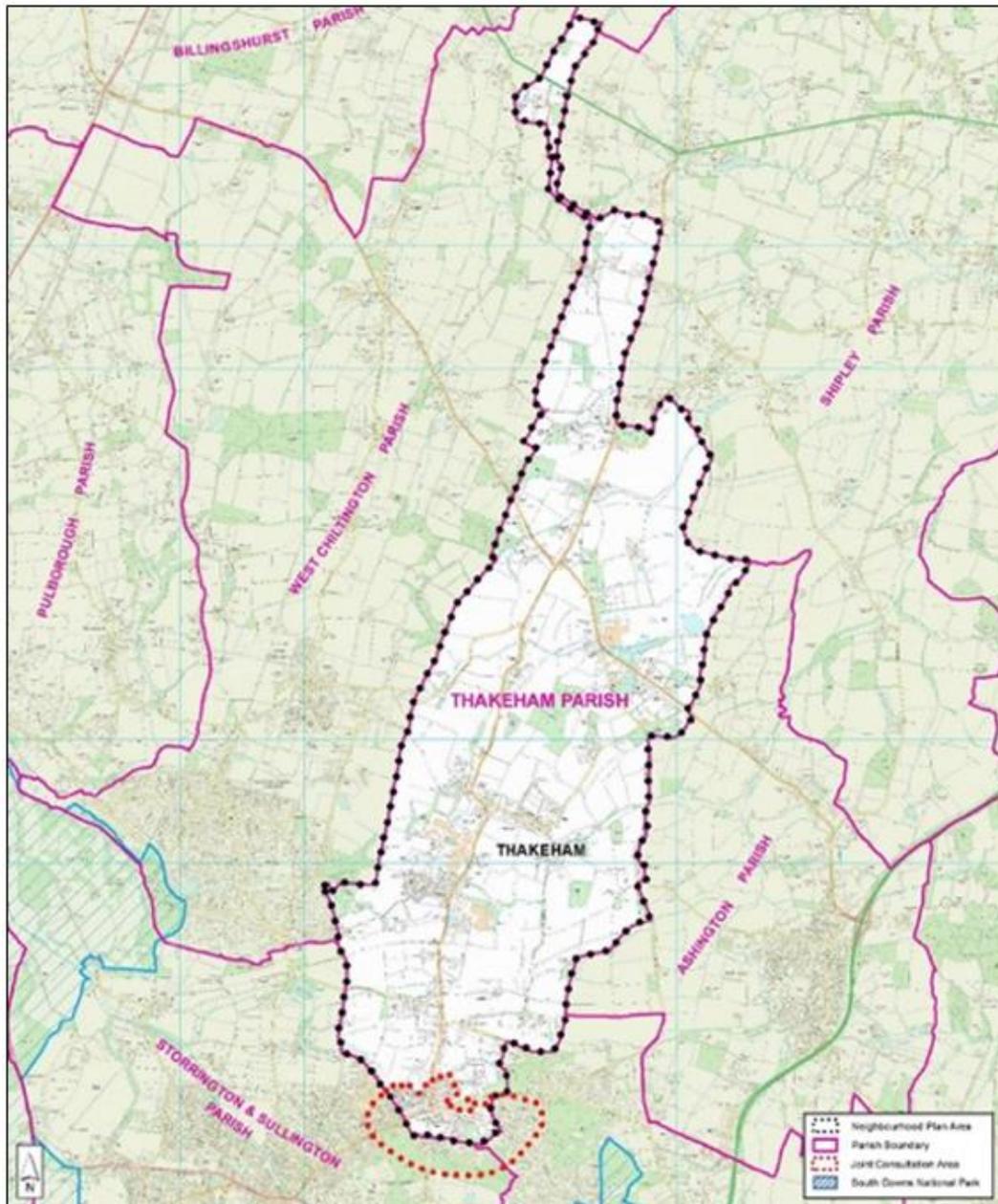
- 3.3 The Schedule below outlines the alterations made to the draft TNP under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) together with the reasons for these modifications (Regulation 18 c and d of the Neighbourhood Planning (General) Regulations 2012). In his recommendations, the Examiner stated that **The area for the referendum should be extended to include the 'joint consultation area' as shown on Plan A in the plan by a red dotted line covering adjoining parts of the parishes of Washington and Storrington and Sullington (see Plan A below).**
- 3.4 It is recognised that the draft TNP allocates land which adjoins the Parish boundary with Storrington and Sullington, and that residents in this area have the potential to be impacted by the TNP. The Council is therefore in agreement with the Examiner's recommendations, and has therefore decided to extend the referendum area to that identified by the Examiner in his report (Regulation 18 (e) of the Neighbourhood Planning (General) Regulations 2012).
- 3.5 The Council is therefore of the view that the draft TNP as modified complies with the legal requirements and may now proceed to referendum.

**Signed:**



**Director of Planning, Economic Development & Property**

**Date:** 7<sup>th</sup> February 2017



Plan A: The Designated Thakeham Neighbourhood Area

## Schedule of Examiner's Recommendations by the Examiner agreed by Horsham District Council in consent with Thakeham Parish Council



Recommendations for modifications to **policies and explanatory text** are listed below that the plan be modified as shown in the schedule below. Deleted text is indicated by ~~strikethrough~~ and additional text by underlining. *Italicised text is used as location note and as cross-reference.*

TNP Policy/ Para	Modification to plan	Reason for the modification
1.4 2 <sup>nd</sup> . Para.	<u>The plan period is 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2031</u>	For precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 1.
4.16 Line 9	<del>. over the remainder of the plan period</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 3.
<i>Policies Map</i>	<i>Re-draw Built Up Area Boundary at Storrington</i>	For precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 4.
<i>Policies Map</i>	<i>Delete green gaps A, C &amp; D and extend yellow colouring for green gap B to the south-east to clearly relate to field boundaries.</i>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 5,6 and 7.
<i>Plan Vision: page 3 and Para. 4.1</i>	<del>The Parish accepts the significant development at the start of the plan period, but wishes to see this development maintains <u>Future development during the plan period should maintain the character of the Parish ...</u></del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 9.

TNP Policy/ Para	Modification to plan	Reason for the modification
<i>Policy 1</i>	<p>The Neighbourhood Plan defines built up area boundaries at Thakeham and at Storrington on the Policies Map <u>into which new development is steered</u>. <u>Development plan policies for development in the countryside apply outside the built-up area boundaries</u>. <del>Development proposals located inside a built up area boundary will be supported, provided they accord with the other provisions of the Neighbourhood Plan and the Horsham District Development Plan and provided they have sufficient existing infrastructure, access and utilities.</del></p> <p><del>Unless specific provision has been made by the Neighbourhood Plan, development proposals outside of a built up area boundary will be required to conform to Development Plan policies in respect of the control of development in the countryside. In doing so, proposals must not undermine the visual and physical integrity of the gaps between the built-up areas of Thakeham ('The Street') and the new development at Abingworth Nurseries West Chiltington, Storrington/Sullington, Washington and Ashington parishes as identified on the Policies Map.</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 10.</p>
<i>Paragraph 4.17</i>	<p>In addition, the policy identifies <del>an</del> important green gaps between Thakeham village ('The Street') and the new development at Abingworth Nurseries. <del>and its neighbouring settlements of the Storrington area, West Chiltington, Washington and Ashington, as well as the gaps between the two halves of the village. These</del> <u>This gaps are</u> <del>is</del> indicated on the Policies Map.</p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 10</p>



TNP Policy/ Para	Modification to plan	Reason for the modification
	<p><i>Re-ordered wording for second part:</i> Provided that it can be demonstrated that all reasonable efforts have been made to secure an agricultural and horticultural use of the site, redevelopment <del>reuse of the site</del> for one or more of the following uses will be permitted:-</p> <ul style="list-style-type: none"> <li>a. a D2 recreational use compatible with the countryside location;</li> <li>b. a solar array use;</li> <li>c. a B1 light industrial/commercial use and/or tourism use <u>within the existing developed area of the site</u> with the remainder returned to an open agricultural use;</li> </ul> <p><del>Proposals for housing development on all or part of the site will be resisted.</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 12.</p>
<p><i>Policy 4 and accompanying text:</i></p>	<p><del>Any future proposals for increased development</del> <u>Proposals for the redevelopment</u> of the Abingworth Nursery site off Storrington Road, as shown on the Policies Map, will be supported, provided <u>that:</u></p> <ul style="list-style-type: none"> <li><del>i. they provide for the minimum quantum of dwellings required to allow for additional reinvestment in the ongoing commercial operations of the adjoining horticultural business;</del></li> <li>ii. they are contained within the net developable area established in the consented planning applications (DC/10/1314 <u>and DC/15/1242</u>);</li> <li>iii. <u>any additional housing</u> <del>they include</del>s provision for extra care dwellings and other dwellings suited to occupation by older households;</li> <li>iv. <u>they deliver appropriate as a minimum the following</u> community benefits, <u>including affordable housing,</u> <del>and any buildings and land arising therefrom under planning obligations, including</del></li> </ul>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 13.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	<p>transferring them is transferred to the District Council, or Parish Council or their nominee with a reasonable endowment sum for their ongoing management.:</p> <ul style="list-style-type: none"> <li>a. <del>a village hall;</del></li> <li>b. <del>allotments;</del></li> <li>c. <del>playing fields and ancillary facilities for football, cricket and other compatible sports;</del></li> <li>d. <del>a minimum of 32-12 affordable dwellings to meet local needs in perpetuity; and</del></li> <li>e. <del>a pre-school; and</del></li> <li>f. <del>a small A1 convenience shop.</del></li> </ul> <p>Proposals to convert the land to agricultural or horticultural use will be supported.</p>	

TNP Policy/ Para	Modification to plan	Reason for the modification
<i>Para 4.29</i>	This policy seeks to ensure that any future proposals and planning applications for this consented site, which was exceptional in that it was acknowledged to be in an unsustainable location, will continue to adhere to the key development principles of the planning consent (Ref DC/10/1314 and DC/15/1242) for a major housing development.	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 13
<i>Para 4.30</i>	<del>That consent for 146 houses (126 houses on the former nursery site plus 20 worker's houses adjoining the Mushroom site) on the edge of Thakeham village depended is dependent on an enabling application which provided provides for the minimum quantum of dwellings required to allow for reinvestment in the ongoing commercial operations of the adjoining horticultural business which provides investment ("enabling development") in the Mushroom business. That The consent defines defined a net developable area and requires required the provision of a range of new community facilities to ensure that a housing scheme of this scale would be acceptable in this isolated rural location. At the present time it is uncertain if that consented scheme will be implemented. This policy is designed to deal with this possible eventuality.</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 13
<i>Para. 4.31</i>	In response to the Pre Submission TPNP, the new land promoter made a representation indicating that new proposals would <del>will</del> be made in <del>due course to deliver a more viable scheme</del> . Should future <del>alternative</del> proposals be made <del>for a scheme of a similar scale</del> then this policy requires the net developable area to be the same as that of the consented scheme. This could <del>will</del> allow for a change in the mix of dwellings that may lead to a modest increase in the total number of dwellings but not to the extent that the scheme will have any greater impacts on the landscape, local infrastructure and traffic movements than the consented scheme. <del>Any new proposals for housing on the consented site will therefore be considered as a separate application from the mushroom site in Storrington Road and be considered on its own merits, in accordance with Policy CP13 of the Core Strategy (and Policy 39 of the HDPF) on infrastructure provision.</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 13



TNP Policy/ Para	Modification to plan	Reason for the modification
<p><i>Policy 6, first paragraph, lines 2 and 3:</i></p> <p><i>Second paragraph:</i></p> <p><i>Final paragraph deleted:</i></p>	<p>...existing buildings <del>will be required to</del> <u>should</u> reflect <u>any</u> the architectural or historic <u>characteristics of particular merit in, and the</u> scale of, the surrounding buildings and <u>in</u> the wider area.</p> <p>Development proposals will be expected to demonstrate they have had regard to the <del>accord with the provisions</del> Thakeham Parish Design Statement ...</p> <p><del>New buildings and extensions should be built to high levels standards of energy efficiency and, for new buildings where possible, to accessible "Lifetime Homes standards" standards in line with Government guidance of March 2015 (<a href="https://www.gov.uk/government/speeches/planning-update-march-2015">https://www.gov.uk/government/speeches/planning-update-march-2015</a>).</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 15.</p> <p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 15.</p> <p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 15.</p>
<p><i>Policy 7, first part:</i></p>	<p>Development proposals <del>located within the setting of</del> the designated Thakeham Conservation Area, as shown on the Policies Map, or affecting its setting, will be supported provided <del>that</del> they can clearly demonstrate that:</p> <ul style="list-style-type: none"> <li>i. Any harm to the historic significance of the Conservation Area and its setting will be less than substantial; <u>and that</u> <del>That</del> any <u>remaining</u> <u>such</u> harm is outweighed by the provision of a clear</li> </ul>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 16.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	<p>and sustained community benefit;</p> <p>ii. <del>In any event, landscape features such as roadside banks, existing hedgerows, areas of woodland and individual trees are retained; and</del></p> <p>iii. they shall preserve the special contribution of the rural character of heritage assets to their special interest, including the green setting of the Conservation Area and historic farmsteads.</p>	
<i>Second part of Policy 7:</i>	<p><del>The Neighbourhood Plan defines the following buildings and structures as non-designated heritage assets for the purpose of ensuring development proposals that affect them and/or their setting identify and respond to their local architectural, cultural and/or historic significance in a similar manner to listed buildings:</del></p> <p>iv. <del>Any building or structure outside the defined built up area boundary more than one hundred years old;</del></p> <p>v. <del>Any building or structure within the designated Thakeham Conservation Area that is not already listed; and</del></p> <p>vi. <del>Any building within the built up area alongside the B2139 more than one hundred years old.</del></p>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 16
<i>Para 4.40</i>	<del>(Second sentence deleted) It also defines ...on heritage assets.</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 16.
<i>Para 4.41</i>	<del>(End) ...and should not be permitted. <u>Policy 10 applies.</u></del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 16.
<i>Para 4.43 to 4.45 inclusive.</i>	<del>(All three paragraphs deleted)</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 16

TNP Policy/ Para	Modification to plan	Reason for the modification
<i>Policy 8</i>	<p><del>Where planning permission is required <u>Proposals for</u> development on agricultural land sub divided into <u>small holdings</u> will be resisted. On such land <u>of</u> less than 0.4 hectare <del>with an Article 4 direction</del> <u>proposals for</u> and involving enclosure and/or the erection of small structures (temporary or permanent) will be resisted. <del>Development on land with an Article 4 direction ... will generally be subject to t</del>The same requirements <u>will apply to proposals for development on holdings of</u> between 0.4 and 5 hectares unless it can be demonstrated that such development is solely for agricultural or horticultural purposes.</del></p> <p><del>Where open countryside is under threat of being sub divided into small plots we will seek an Article 4 direction to remove permitted development rights so that the requirements of the paragraphs above shall apply.</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 17.</p> <p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 17.</p>
<i>Para 4.51</i>	<p><u>Where open countryside is under threat of being sub divided into small plots we will seek an Article 4 direction to remove permitted development rights so that the requirements of the paragraphs above shall apply.</u> Some of these plots ...</p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 17.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
Policy 11	<p>The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:</p> <ul style="list-style-type: none"> <li><del>i</del> Thakeham sports field (Football and Cricket pitches on the Abingworth Development);</li> <li><del>i</del> <del>ii</del> Glebe Field;</li> <li><del>ii</del> <del>iii</del> High Bar Lane children’s playground;</li> <li><del>iii</del> <del>iv</del> Rydon Community College playing field;</li> <li><del>iv</del> Laybrook Lakes fishing ponds;</li> <li><del>iv</del> <del>vi</del> Abingworth Pond;</li> <li><del>v</del> <del>vii</del> Davis Estate green space behind Southdown Way and Rother Close;</li> <li><del>vi</del> <del>viii</del> Linfield Copse Children’s play area;</li> <li><del>vii</del> <del>ix</del> The strip of land on Storrington Road (in front of The Kingdom Hall);</li> <li><del>ix</del> Hardborough/High Bar Copse;</li> <li><del>viii</del> <del>xi</del> Storrington Road (outside the current Village Hall);</li> <li><del>ix</del> <del>xii</del> Strawberry Lane; and</li> <li><del>x</del> <del>xiii</del> Linfield Copse green space.</li> </ul>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 18.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	<p><u>On land designated as a Local Green Space, new development will not be permitted unless there are very special circumstances.</u></p> <p><del>Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.</del></p>	
<p><i>Para. 4.62</i></p> <p><i>Policies Map:</i></p>	<p>The football and cricket pitches on the Abingworth development, at the time of still under creation, will be considered for inclusion as Local Green Spaces in the rev of the Neighbourhood Plan. (Subsequent paragraphs re-numbered accordingly).</p> <p><i>Policies Map: Include larger scale insets to clearly show extent of LGSs</i></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 18.</p> <p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 18.</p>
<p><i>Policy 13</i></p>	<p><del>the location and design of any above-ground network installations reflect the character of the local area.</del> <u>are sited and designed in such a way as to minimise any visual intrusion taking account of the need for efficient operation of the network.</u></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 19.</p>
<p><i>Policy 14: Second line.</i></p>	<p><del>...Agricultural Land Classification for any form of significant development...</del></p> <p><del>Criterion iii. The proposed development meets the requirements of the countryside policies in this Plan.</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 20.</p>
<p><i>Chapter 1 Para. 1.6</i></p>	<p>The process of preparing and seeking final adoption of the TPNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Thakeham Parish Council. <u>The Parish Council submitted the TPNP to HDC for approval in March 2016 and independent examination began in autumn 2016.</u> <del>The intention of the Parish Council is to submit the TPNP to HDC for approval and</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	<del>then for independent examination in autumn 2015.</del>	
<p><i>Chapter 1</i> <i>Para. 1.7</i></p>	<p>The process up to submission <del>comprised</del> <b>comprises</b> three main stages:</p> <ul style="list-style-type: none"> <li>• State of the Parish Report – the report of August 2014 summarising all the evidence on which the TPNP is based</li> <li>• Pre-Submission TPNP – the draft document comprising the vision, objectives, policies and the Policies Map for a statutory six week public consultation period during January to March 2015</li> <li>• Submission TPNP – this document, which has taken into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements.</li> </ul>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>
<p><i>Chapter 1</i> <i>Para. 1.8</i></p>	<p>Thereafter the TPNP is <del>will be</del> subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the TPNP becoming part of the Development Plan for the Parish to manage future development decisions alongside the Horsham Local Plan and National Planning Policy Framework.</p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
<p>Chapter 3 Para. 3.4</p>	<p>The Development Plan for Horsham currently comprises the policies of the <u>Horsham District Planning Framework (HDPF)</u> <del>policies of the adopted 2007 Horsham District Core Strategy Development Plan Document along with some General Development policies and site-specific policies.</del> The TPNP must be in general conformity with the strategic policies of the Development Plan as required by the 2012 Regulations. <del>However, the Horsham District Planning Framework (HDPF) will replace many of the current policies. The Proposed Submission version was published by HDC in May 2014 and its examination is likely to conclude shortly. Its expected formal adoption in Autumn 2015 will mean that the examination and making of the TPNP will take place shortly before the HDPF is adopted. In which case, the TPNP has to be in general conformity with the relevant strategic policies of the Core Strategy but can also follow the reasoning and evidence of the HDPF. The HDPF was adopted in November 2015 and covers the twenty year plan period of 2011 to 2031.</del></p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>
<p>Chapter 3 Para. 3.5</p>	<p><u>The HDPF contains a wide range of strategic and development management policies. Of most relevance to the Plan are the following policies:</u></p> <ul style="list-style-type: none"> <li>• <u>Policy 2 Strategic Policy: Strategic Development - maintaining the district's unique rural character</u></li> <li>• <u>Policy 3 Strategic Policy: Development Hierarchy – defining Thakeham (The Street and High Bar Lane) as Smaller Villages and Storrington/Sullington as Small Towns and Larger Villages for the purpose of locating new development of a scale appropriate to this settlement type and within its defined built up area boundaries</u></li> <li>• <u>Policy 4: Strategic Policy: Settlement Expansion – allowing for small scale extensions to the smaller towns and villages to meet identified local needs</u></li> </ul>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	<ul style="list-style-type: none"> <li>• <u>Policy 10: Rural Economic Development – encouraging rural economic development in the defined settlements of Policy 3 and supporting in principle appropriate development in the countryside</u></li> <li>• <u>Policy 15: Strategic Policy: Housing Provision - allowing for housing allocated through Neighbourhood Planning</u></li> <li>• <u>Policy 16: Strategic Policy: Meeting Local Housing Needs – setting affordable housing provision on sites of 15 dwellings or more at 35%</u></li> <li>• <u>Policy 25 Strategic Policy: The Natural Environment and Landscape Character – protecting, conserving and enhancing landscape and townscape character and biodiversity</u></li> <li>• <u>Policy 26: Strategic Policy: Countryside Protection - protecting land outside the built up areas from inappropriate development</u></li> <li>• <u>Policy 27: Strategic Policy: Settlement Coalescence - avoiding the coalescence of nearby settlements</u></li> <li>• <u>Policy 43: Community Facilities, Leisure and Recreation – encouraging proposals for new facilities and protecting existing facilities including open spaces.</u></li> </ul> <p>The 2007 Core Strategy contains a range of strategic policies, although it could not have anticipated the advent of neighbourhood planning. Of most relevance to the Plan are the following policies:</p> <ul style="list-style-type: none"> <li>• <del>Policy CP1: Landscape &amp; Townscape Character – protecting, conserving and enhancing landscape and townscape character and biodiversity</del></li> <li>• <del>Policy CP5: Built Up Areas &amp; Previously Developed Land – defining Thakeham (The Street and High Bar Lane) and West Chiltington as Category 2 Settlements and</del></li> </ul>	

TNP Policy/ Para	Modification to plan	Reason for the modification
	<p>Storrington/Sullington as a Category 1 Settlement for the purpose of locating new development of a scale appropriate to this settlement type and within its defined built up area boundaries</p> <ul style="list-style-type: none"> <li>● Policy CP8: Small Scale Greenfield Sites — allowing for small scale extensions to the smaller towns and villages to meet identified local needs</li> <li>● Policy CP9: Managing the Release of Housing Land — managing the release of land for housing for delivery over the whole plan period</li> <li>● Policy CP12: Meeting Housing Needs — setting affordable housing provision on sites of 15 dwellings or more at 40%</li> <li>● Policy CP14: Protection &amp; Enhancement of Community Facilities &amp; Services — encouraging proposals for new facilities and protecting existing facilities including open spaces</li> <li>● Policy CP15: Rural Strategy — encouraging rural economic development in the defined settlements of Policy CP5</li> </ul>	
<p>Chapter 3 Para. 3.6</p>	<p>The Proposed Submission version of the HDPF contains a wide range of strategic and development management policies covering the twenty year plan period of 2011 to 2031. The HDPF Plan acknowledges the important, complementary role of neighbourhood plans in forming the Development Plan for the District. It states that “many local needs and objectives will be identified and met through Neighbourhood Plans, and will include the identification of locally specific issues and requirements (including) the allocation of sites ...”</p>	<p>In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.</p>

TNP Policy/ Para	Modification to plan	Reason for the modification
	(para 2.12 2.11, p7).	
<i>Delete Para. 4.19</i>	<del>By comparison, the alternative option for this policy does not perform as well. This option of extending the built up area boundaries of Thakeham and Storrington/Sullington to allocate the green field sites submitted in the Horsham SHLAA for housing will have a significantly negative effect on the landscape of the Parish, especially in respect of their cumulative impact following the recent housing scheme consents, which will further undermine the integrity of the green gaps between the settlement areas.</del>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.
<i>Updates:</i>	<i>Updates are required to the following paragraphs deleting references to Core Strategy policies and replacing them by reference to HDPP policies: 4.13; 4.21; 4.27; 4.30; 4.34; 4.37; 4.40; 4.47; 4.49; 4.56; 4.64.</i>	In the interests of precision and to modify the plan in line with the Examiners recommendation to meet the Basic Conditions as set out in recommendation 2 and 8.