

Appendix 2 – West Hoathly Neighbourhood Plan Modifications Addendum

<b>Examiner Recommendation</b>	<b>Reason</b>	<b>Action Taken</b>
Policies and Proposals section, change the first sentence to end “... <b>(NPPF) and the 2004 Local Plan.</b> ”	To correct an error. The Neighbourhood Plan should be considered along with those of the currently adopted Local Plan, not an emerging plan that may be subject to change.	The first sentence has been amended with the suggested text.
Delete the first paragraph on page 8.	To avoid any unnecessary confusion.	The first paragraph on page 8 has been deleted.
Delete second and third paragraphs on page 8.	To avoid detracting from the Neighbourhood Plan policies and because the draft policies are not currently part of the Development Plan.	The second and third paragraph on page 8 has been deleted.
Delete fourth paragraph on page 8.	It is considered to be unnecessary to include a link to the NPPF.	The fourth paragraph on page 8 has been deleted.
Delete fifth paragraph on page 8.	The fifth paragraph reads as an apology to professional planners and this is unnecessary.	The fifth paragraph on page 8 has been deleted.
Village and Countryside Landscapes Features Section. Delete the third paragraph of this section.	It is not appropriate to refer directly to draft policies of an emerging plan.	The third paragraph of the Village and Countryside Landscape Features section has been deleted.

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<p>WHP1</p> <p>Delete the first sentence of WHP1 and reword the second sentence “<b>Where appropriate, proposals for development should demonstrate that the viewpoints and spaces identified on Map B will be preserved.</b>”</p>	<p>The policy is considered to be more onerous and fails to have regard to the NPPF. Furthermore there is little indication to prospective developers as to what would constitute acceptable development.</p>	<p>The first sentence has been deleted and the second sentence has been reworded with the suggest text.</p>
<p>WHP2</p> <p>Reword to read “<b>Where appropriate, development proposals should demonstrate that they will preserve the historic and rural character of the Historic Lanes identified on Map A.</b>”</p>	<p>To avoid any confusion and to provide more clarity.</p>	<p>Policy WHP2 has been reworded with the suggested text.</p>
<p>Map A, change key to “<b>Historic Lanes in Policy WHP2</b>”</p>	<p>To avoid confusion and provide clarity.</p>	<p>The key to Map A has been amended with the suggested text.</p>
<p>WHP3</p> <p>Delete the policy</p>	<p>To avoid any ambiguity or confusion.</p>	<p>Policy WHP3 has been deleted.</p>
<p>WHP4</p> <p>Reword the policy as “<b>Development proposals that will enhance the rights of way network, whilst meeting other policies of this Plan, will be supported.</b>”</p>	<p>The policy as previously worded does not constitute a land use policy but could be considered to be a community action. In order to make it a land use policy and therefore meet the Basic Conditions it is recommended that the policy is reworded.</p>	<p>WHP4 has been reworded with the suggested text and now becomes WHP3.</p>

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<p>WHP5</p> <p>Delete words “at least 2” from line 3 and change the last sentence to read  <b>“Subject to this and other policies of the Plan, proposals will be supported where visualisations demonstrate that they are in keeping with the immediate surrounding area.”</b></p>	<p>Whilst the policy has regard to the framework there is no evidence to demonstrate that at least 2 visualisations will be required in every case. The NPPF states that policies should avoid “unnecessary prescription” (Para 59) also the last sentence of the policy is unclear and therefore doesn’t provide any level of certainty.</p>	<p>The words “at least 2” have been deleted and the final sentence has been amended with the suggested text. The Policy now becomes WHP4.</p>
<p>WHP6</p> <p>Delete the policy and reword as a Community Aim “  <b>Community Aim: The Parish Council will seek to work with other organisations and bodies to promote the provision of car parking to meet the needs of the Parish, with a particular focus on locally sensitive areas.</b>”</p>	<p>The NPPF is clear in establishing that the “transport system needs to be balanced in favour of sustainable transport modes (Para 29)” and there is concern that the policy would not have regard to the NPPF in this respect. Furthermore there is concern that potentially the car parking could dominate the street scene and so adversely affect the character of the Parish which would fail to have regard to national policy.</p>	<p>The Policy has been deleted and now forms a Community Aim using the suggested text.</p>
<p>WHP 7</p>	<p>No Change</p>	<p>WHP7 now becomes WHP5 to reflect previous policy deletions.</p>
<p>WHP8</p> <p>Delete Policy</p>	<p>The policy is considered to be confusing and therefore doesn’t provide clarity required by the NPPF at Para 154.</p>	<p>WHP8 has been deleted.</p>

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<p>WHP9A and WHP9B</p> <p>Delete Policies WHP9A and B and replace with  <b>“Community Aim: The Parish Council will seek to work with other organisations and bodies to promote the reduction of traffic speeds and where possible, volumes; and provide appropriate facilities for pedestrians and cyclists.”</b></p>	<p>There is not currently a Community Infrastructure Levy in place in Mid Sussex and S106 contributions can only be sought where they are necessary to make development acceptable; are directly related to the development; and are reasonably related in scale and kind to the development both policies fail to have regard to these requirements and therefore fail to meet the basic conditions.</p>	<p>Policies WHP9A and WHP9B have been deleted and replaced with the Community Aim suggested.</p>
<p>WHP10</p> <p>End Policy WHP10 at <b>“...will be supported.”</b></p>	<p>Regard is given to the NPPF however it is considered that as currently worded the policy is beyond the scope of a Neighbourhood Plan as it is reliant on an external authority for delivery.</p>	<p>The policy has been ended at “...will be supported.” And becomes policy WHP6.</p>
<p>Page 13, delete the heading <b>“Illustrative Housing Mix for Allocated Sites”</b> and the three paragraphs and table below the heading.</p>	<p>To ensure sufficient flexibility and to take account of market conditions. Currently the illustrative housing mix does not have regard to the NPPF and therefore does not meet the basic conditions.</p>	<p>The Heading, the three paragraphs below and the table has been deleted.</p>
<p>WHP11</p> <p>Delete final sentence of policy.</p>	<p>The policy includes a reference to District-wide affordable housing policy. This is a matter controlled by the District Wide Plan, not the Neighbourhood Plan.</p>	<p>The Final sentence of policy WHP11 has been deleted and is now WHP7.</p>
<p>WHP13A to WHP13C</p> <p>In each of the three policies,</p>	<p>To provide flexibility and to have regard to national policy</p>	<p>The suggested text has been used to replace the words “no more than” in relation to</p>

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replace “ <b>No more than...</b> ” with “ <b>Around...</b> ”		each of the sites. Policies become WHP8A to WHP8C.
WHP14 Delete the Policy.	The policy fails to provide clarity and attempts to paraphrase existing higher level policies thus making the policy unnecessary.	Policy WHP14 has been deleted.
WHP15 Delete the second sentence of the policy.	The second sentence refers to other planning documents beyond the control of the neighbourhood plan.	The second sentence has been deleted. The Policy becomes WHP9.
WHP16 Reword to “ <b>All residential development proposals that result in housing growth will provide for one or more Suitable Alternative Natural Greenspace(s) that meet the requirements of the local planning authority.</b> ”	To fully comply with the EU obligations as set out in the Basic conditions and to reflect the strategic nature rather a neighbourhood matter.	The policy has been reworded using the suggested text and now becomes policy WHP10.
WHP17 Reword policy to “ <b>Development at Hoathly Hill (see Map C) will be supported where the use, scale design and siting enhance the character of the settlement and do not result in the loss important views or open space.</b> ”	Material harm is not defined and the use of the phrase “will only be permitted” does not have regard to the presumption of sustainable development.	The Policy has been reworded with the suggested text and now becomes policy WHP11.
WHP18 – Meets the Basic Conditions	No Change	Becomes Policy WHP12.

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<p>WHP19 Delete the policy.</p>	<p>The policy is considered not to have regard to the NPPF and is considered not to be in conformity with Local Plan Policy B1.</p>	<p>The Policy has been deleted.</p>
<p>Maps  The key for Map A has been modified as suggested in relation to policy WHP2,</p>	<p>For consistency</p>	<p>The key for Map A has been modified as suggested in relation to policy WHP2,  Map C has been modified to reflect new policy numbering of Hoathly Hill.</p>