

LINDFIELD & LINDFIELD RURAL Neighbourhood Plan 2014-2031

Statement of Consultation
December 2014



*Prepared by Lindfield & Lindfield Rural Parish Councils for Submission under Regulation 15 of
The Neighbourhood Planning (General) Regulations 2012*

1. Introduction

The Lindfield & Lindfield Rural Neighbourhood Plan will provide the planning framework in the two Parishes for the next 20 years. Lindfield & Lindfield Rural Parish Councils agreed to work together on such a plan for their parishes in 2012 and utilised an existing Joint Working Party (JWP) format to initiate this work.

The JWP initial task was to formulate a questionnaire that would be distributed to all households and businesses in both parishes, along with other interested parties in order to ascertain peoples' views on a wide range of matters including housing development, local businesses, public service, transport & traffic, etc.

The questionnaire was subsequently issued and distributed with Lindfield Life, in the village magazine's September issue, with a closing date of 30th September 2012. All-day events in Lindfield and Scaynes Hill were held by the JWP with assistance from the charity Planning Aid during that month to encourage completion of questionnaires and to enable the community to meet and talk to local councillors.

A total of 533 or over 10% of the distributed questionnaires were returned and these were analysed independently by Action in Rural Sussex (AirS). At a meeting of the JWP on 13th December 2012, Tom Warder from (AirS) reported that there was 98% support for the two parishes to work together on a plan and that the detailed analysis would enable a plan to be developed that would receive support from our residents.

The next meeting of the JWP was held on the 13th January 2013 when Claire Tester (Head of Economic Promotion & Planning, MSDC) gave a presentation on the situation with regard to the progress of the District Plan and the importance of Neighbourhood Plans, and Emma Shuttleworth (Housing Enabling Manager, MSDC) gave a presentation on affordable housing. At that meeting the JWP agreed (i) to undertake, in co-operation with Mid Sussex District Council, a Housing Needs Survey, (ii) to retain the services of AirS as consultants for the Plan, and (iii) at AirS's suggestion, to create four Focus Groups in order to inform the Plan drafting process. It was also agreed at that meeting that the JWP should become the Lindfield and Lindfield Rural Neighbourhood Plan Steering Group (Steering Group).

The four Focus Groups (Community, Housing, Landscape & Biodiversity and Transport & Traffic) had their first meetings in February 2013, and met on a mainly weekly basis through to May. Around 50 local volunteers contributed to this important part of the plan making process. To support their work and to enable them to share their ideas with our residents, pop-in Sessions were held in Scaynes Hill on 20th April and Lindfield on 23rd April.

Throughout this period in 2013 the work of progressing the Plan, and in particular the task of the Housing Focus Group undertaking research into possible future housing sites was made very difficult, or almost impossible due to circumstances beyond the Parish Councils' control. This was because a developer, Wates, had submitted an application to Mid Sussex District Council to build 230 new houses on a site behind the existing Croudace site (now known as Kaleidoscope) off Gravelye Lane/Lyoth Lane within the area of the Rural Parish (the site has since been acquired by Barratt Homes). This proposed large scale development caused a very hostile reaction from

nearby residents, and attracted strong opposition from the Lindfield Preservation Society. A number of members of the Housing Focus Group also became involved in the resistance to the planning application, and this had an understandable effect on the approach taken by that Group. The planning application was subsequently approved by MSDC in April 2013 and construction on the site by Barratt Homes has now commenced.

During May 2013, as part of the preparation for the drafting of the Plan, the Housing Needs Survey was published and distributed. Also that month, AirS published the State of the Parishes Report. That report provided a statistical portrait of the plan area based on recent census and other statistical data, together with information provided by the Focus Groups on current and possible future local issues. Towards the end of May more than 40 stakeholders were invited to a Planning Workshop hosted by our consultants from AirS.

In drafting the Plan the Steering group had to give great weight to the view expressed to us from our residents that given the recent history of 120 new houses having been granted planning permission in January 2010, 65 new houses in December 2010, and 230 new houses in April 2013, the Parishes have had to take a total of 415 new houses in large developments within the last four years. This is a wholly disproportionate increase for a predominantly rural area when judged against the District-wide total of 530 houses per annum. The Plan therefore proposed only small, sustainable clusters of housing to meet local needs and to conserve the Parishes' landscapes and bio-diversity.

The initial draft of the Plan was then prepared by our consultants from AirS and was reviewed and amended by the Steering Group before being published on 1st November 2013 for a six week public consultation period under Regulation 14(a) of the Neighbourhood Planning (General) Regulations 2012. The draft Plan was available on Lindfield Parish Council's web site, with printed copies being available for study at both Lindfield Parish Council's offices, MSDC's office in Haywards Heath and the Library in Haywards Heath. The public consultation period under Regulation 14(a), ended on 13th December 2013.

The Councils received 62 responses to the draft Plan and these were considered by our consultants from AirS and by the Steering Group. Notably, during the course of two Steering Group meetings in January and May 2014, a number of amendments to the draft Plan were agreed as a result of responses to the draft Plan, and these have been incorporated into the accompanying version of the Plan that now goes forward to the submission stage under Regulation 15.

Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012, requires the publication of the proposed submission Neighbourhood Plan prior to the submission of the Plan itself for examination. As part of this publication process the Parish Councils are required to prepare a statement that sets out:

- which bodies and persons were invited to make representations under Regulation 14

- how those bodies and persons were invited to make such representations
- a summary of the main issues raised by those representations
- how those main issues have been addressed in the Neighbourhood Plan.

A list of those bodies and persons invited to make representations under regulation 14 has been set out later in this document. The Community Engagement Action Plan (Lindfield & Lindfield Rural Neighbourhood Plan Evidence) also sets out how those bodies and persons were invited to make such representations under regulation 14.

However, as the Steering Group and Mid Sussex District Council considered that the resulting response from our choice of statutory consultees was disappointing, an additional exercise that provided a second opportunity for them to respond was undertaken during a six week period which closed on the 31st October 2014. As a result we received a further 20 responses.

All representations made were considered by the Steering Group and our advisors from Action in Rural Sussex at meetings of the Steering Group. A table summarising the timetable is set out below. Copies of the reports considered at these meetings and minutes, are available on the Parishes web sites. These reports also set out how issues raised during the consultation have been addressed in the Neighbourhood Plan.

This document should be read in conjunction with the following accompanying evidence documents, which guided the draft Neighbourhood Plan prior to the Submission.

1. The Community Engagement Action Plan
2. LLRNP Consultation Activities
3. LLRNP Consultation Feedback

2. Time Table

| Date. | Activity. |
|--|---|
| August 2012 | Press release to Lindfield Life and Mid Sussex Times announcing that Lindfield & Lindfield Rural Parish Councils are going to jointly produce a Neighbourhood Plan. |
| September 2012 | Joint Working Party distributed via Lindfield Life a Questionnaire to all households with a closing date of 30 th September. |
| 15 th & 22 nd September 2012 | Neighbourhood Plan Open Days |

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| | in Lindfield and Scaynes Hill. |
| November 2012 | Action in Rural Sussex (AirS) produce an analysis of responses from Questionnaires for JWT. |
| 24 th January 2013 | At JWT meeting it is agreed to undertake a Housing Needs Survey in co-operation with MSDC, to establish 4 Focus Groups and to become the Steering Group (SG). |
| February to May 2013 | Focus groups (Community, Housing, Landscape & Biodiversity and Transport & Traffic) commence work and produce their final reports in May. |
| February 2013 | SG & Housing Focus Group issues a call to local landowners for sites for future development but receive only one response. |
| 20 th & 23 rd April 2013 | Focus Groups host Pop-In Sessions in Scaynes Hill & Lindfield. |
| May 2013 | Housing Needs Survey issued by MSDC, State of the Parishes report published by AirS. |
| May 2013 | Gazebo at Lindfield Arts Festival. |
| 28 th May 2013 | Planning Workshop hosted by AiRs with 40 invited stakeholders. |
| 1 st June 2013 | Gazebo at Lindfield Village Day |
| July 2013 | Discussion commence between SG members and AirS on the content of the Plan and its policies. |
| August 2013 | Supporting papers on areas of Townscape Character, Lindfield Shopping Area & Green Spaces produced. |

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| September – October 2013 | Initial draft of Plan by Airs discussed with SG members, refined and agreed. |
| 1 st November – 13 th December 2013 | Draft plan issued for 6 weeks public consultation. |
| | Communication; Lindfield Life, Mid Sussex Times and both Parish Council's quarterly newsletters, Posters, Parish Councils' and Scaynes Hill Web Sites, email to known interested parties. |
| | Two public pop-in Sessions for open consultations held in Scaynes Hill on 19 th November & Lindfield on 23 rd November. |
| 13 th January 2014 | Review by Steering Group members and consultants from Action in Rural Sussex of responses and feedback from public sessions |
| 3 rd February & 8 th May 2014 | Edits and revisions made to Plan and subject to review by Steering Group team at public meetings.(Minutes available) |
| June/July 2014 | Plan submitted to MSDC & Planning Aid for health check. |
| 17 th July 2014 | Meeting with MSDC's Claire Tester & Mark Bristow to discuss draft Health Check report. |
| 4 th August 2014 | Review meeting attended by members of the Steering Group at which MSDC's formal response on the Health Check was discussed. |
| 4 th September 2014 | Review meeting attended by members of the Steering Group |

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| | at which an additional consultation exercise with our statutory consultees was agreed that would be undertaken during September and October. |
| 16 th September to 31 st October 2014 | Additional consultation exercise undertaken by the Parishes with the statutory consultees. |
| 17 th November 2014 | Review meeting attended by members of the Steering Group. |
| 1 st December 2014 meeting of Lindfield Rural Parish Council and 4 th December 2014 Extraordinary meeting of Lindfield Parish Council. | Proposed Submission Neighbourhood Plan and supporting evidence recommended for adoption by Full Council meetings of both Lindfield and Lindfield Rural Parish Councils. |
| 12 th December 2014 | Submission to MSDC with Basic Conditions Statement, Map of Plan area, and Statement of Consultation, and other supporting evidence papers. |

3. Prescribed consultation bodies and others, consulted under Regulation 14(b) by email, with a copy of the pre-submission Plan.

Mid Sussex District Council provided a list of statutory consultees, which they had used for their recent Local Plan, and from that listing the following were selected as appropriate for the Neighbourhood Plan.

Ansty & Staplefield Parish Council
Ardingly Parish Council
Chailey Parish Council
Cuckfield Parish Council
Danehill Parish Council
East Sussex District Council
Haywards Heath Town Council
Horsted Keynes Parish Council
Lewes District Council

Mid Sussex District Council
 West Sussex County Council
 West Sussex Highways
 Wivelsfield Parish Council
 British Telecomm
 Department for Environment, Food and Rural Affairs (DEFRA)
 English Heritage
 Environment Agency
 Gatwick Airport
 Highways Agency
 Homes and Communities Agency
 Horsham & Mid Sussex CCG
 National Grid
 Natural England
 Network Rail
 SGN Design
 South East Water
 Southern Gas Networks
 Southern Water
 Sussex Police

The above were advised of the publication of the pre-submission draft Neighbourhood Plan in November 2013 at the start of its 6 week consultation period and invited to respond with their comments. As the Steering Group and Mid Sussex District Council considered that the low response rate received from the selected list of statutory consultees was disappointing, an exercise which provided a second opportunity for them to respond was undertaken during a six week period which closed on the 31st October 2014. A total of twenty responses were received.

4. Registered individuals and groups by email with a copy of the pre-submission Plan.

Ian Andrews, Lindfield Cricket Club
 Mark Best, Parker Dan as adviser to Great Walstead School
 Grahaeme de Lande Long, Scaynes Hill Sustainability Group.
 Paul Edwards, Lindfield Traders Association
 Christine Field, West Sussex County Councillor
 Christine Howard, Lindfield Medical Centre Practice Manager
 John Jesson, Lindfield Preservation Society
 Andrew Lea, Mid Sussex District Councillor
 Emily Ludgate, St Augustine's Church social worker.
 John Phillips, All Saints Lindfield
 Ian Masters, Lindfield businessman
 Sue Phillipson, West Sussex County Council, Footpaths & Rangers
 Robert Rhodes, West Sussex Highways
 Jonathan Sewell-Rutter, Scaynes Hill architect
 Frankie Spurgeon, West Sussex Highways
 Mark Syrett, Horsted Keynes Parish Council

Claire Tester, Mid Sussex District Council
 Caroline Tilney, St Augustine's Primary School
 David Tingley, Lindfield Life
 Jayne Townsend, Great Walstead School
 Steven Trice, Haywards Heath Town Council
 David Walters, Lindfield United Reformed Church
 Bob White, Lindfield Primary School
 Practice Manager, Northlands Wood Medical Practice.
 All members of Steering Group & Focus Groups.
 All Scaynes Hill businesses.

The above local individuals and groups were notified of the publication of the pre-submission draft Neighbourhood Plan in November 2013 at the start of its 6 week consultation period and invited to respond with their comments.

5. Community Involvement

Steering Group: Councillors Alan Gomme (Chairman), Andy Spooner (Vice Chairman), Will Blunden, John Dumbleton, Simon Hodgson, Ray Jones, and Ron Plass.

The four Focus Groups:

Community & Infrastructure Focus Group: Val Upton (Leader), Laura Barlett, Steff Cooper, Richard Cox, Tracy Ely, Kathy Gilliver, Rod & Kalina Hodgkinson, and Sue Spooner.

Housing Focus Group: Stuart Kirbell (Leader), John Dumbleton, Brian Godman, Gil Kennedy, Kerry Jones and Paul Thompson.

Landscape & Bio-Diversity Focus Group: Ray Jones (Leader), John Ely, John Jesson, Terry Oliver, Anita Marsland, Margaret Pilkington, Andy Powell, Richard Powell and Gavin Sams.

Transport & Traffic Focus group: Ron Plass (Leader), Chris Bosker, Ken Falls, Chris Grout, Geoff Heath, Keith Martin and Roy Marshall.

The Neighbourhood Plan was created with the assistance of these volunteers from our parishes.

Planning Workshop May 2013

Ian Andrews, Lindfield Cricket Club
 Will Blunden, Chairman, Lindfield Parish Council
 Sarah Chapman, Ardingly Parish Council
 John Dumbleton, Chairman, Lindfield Rural Parish Council
 Paul Edwards, Lindfield Traders Association
 Ken Falls, Transport & Traffic Focus Group
 Councillor Christine Field, West Sussex County Council
 Brian Godman, Housing Focus Group

PCSO Nicola Green, Sussex Police
 Helen Hicks, Chair of Governors, St Augustine's School, Scaynes Hill
 Simon Hodgson, Lindfield Parish Council
 Christine Howard, Practice Manager, Lindfield Medical Centre
 John Jesson, Lindfield Preservation Society
 Kerry Jones, Housing Focus Group
 Ray Jones, Lindfield Rural Parish Council
 Stuart Kirbell, Housing Focus Group
 Graeme de Lande Long, Scaynes Hill Sustainability Group
 Councillor Andrew Lea, Mid Sussex District Council
 Emily Ludgate, St Augustine's Church Youth Club
 Roy Marshall, Transport & Traffic Focus Group
 Keith Martin, Transport & Traffic Focus Group
 Ian Masters, Lindfield Business Man
 Terry Oliver, Bio-diversity & Landscape Focus Group
 Chris Owen, West Sussex Highways
 John Phillips, All Saints, Lindfield
 Sue Phillipson, Footpaths Ranger, West Sussex County Council
 Margaret Pilkington, Bio-diversity & Landscape Focus Group
 Ron Plass, Lindfield Parish Council
 Robert Rhodes, West Sussex Highways
 Jonathan Sewell-Rutter, Scaynes Hill Architect
 Emma Shuttleworth, Mid Sussex District Council
 Sue Spooner, Community Focus Group
 Frankie Spurgeon, West Sussex Highways
 Mark Syrett, Horsted Keynes Parish Council
 Claire Tester, Head of Economic Development & Planning, Mid Sussex District Council
 Caroline Tilney, Head, St Augustine's School, Scaynes Hill
 David Tingley, Lindfield Life
 Jayne Townsend, Head, Great Walstead School
 Steve Trice, Haywards Heath town Council
 Val Upton, Community Focus Group
 David Walters, Lindfield United Reformed Church
 Bob White, Headmaster, Lindfield Primary School

Also representatives from:

Chailey Parish Council
 DEFRA
 Environment Agency
 Horsham & Mid-Sussex Clinical Commissioning Group
 South East Water
 Southern Water
 Wivelsfield Parish Council

Many of these persons and organisations attended the Neighbourhood Plan workshop at the King Edward Hall, Lindfield on 15th May 2013, where the draft Plan was presented, discussed and challenged.

5. Summary of Consultation Feedback

The Questionnaire - September 2012.

The results from our Questionnaire distribution were analysed by Action in Rural Sussex and their findings have shaped this Plan and in particular the Housing Policy. Their analysis informed us that 92% said that design should be in keeping with existing buildings and there was a preference (87%) for small scale, incremental development using brownfield sites where possible (94%). 60% of responses disagreed with development beyond current boundaries, 61% were in favour of social housing and 94% wanted to maintain strategic gaps. 97% felt that future development should not compromise heritage of the area.

A full listing of the Questionnaire responses can be found of the Excel Spreadsheet.

Consultation on the draft Plan – November/December 2013.

The following feedback was received during the six week consultation period and public open days. 62 (excluding a duplication) submissions were received by email and written submission.

The information was collated and reviewed by the Steering Group and our consultants Action in Rural Sussex and informed guidance on minor changes and amendments to the Pre Submission Plan

In Summary

There was broad support for the plan, with acknowledgement for the work submitted during the consultation phase.

General comments on day to day Parish issues, in particular Lindfield traffic issues.

Housing Policies:

Many residents raised the recent history of new housing developments within our communities and the infrastructure issues that the most recent large expansions have already generated. Moreover the view expressed to the Steering Group members throughout this process from our residents has been that given the recent history of 120 new houses having been granted planning permission in January 2010, 65 new houses in December 2010, and 230 new houses in April 2013, the Parishes have had to take a total of 415 new houses in large developments within the last four years. This is a wholly disproportionate increase for a predominantly rural area when judged against the District-wide total of 530 houses per annum. The plan therefore proposes only small, sustainable clusters of housing to meet local needs and to conserve the Parishes' landscapes and bio-diversity.

Lindfield Rural Parish Council residents living in Scaynes Hill were however, in favour of more small housing developments for young couples and those wishing to downsize.

A few responses were concerned that we were not going to satisfy the needs for

affordable housing identified by our Housing Needs Survey. We had indeed found this situation impossible to address as our own appeal to landowners to come forward with suggestions on possible housing sites was so unsuccessful. We were of course aware that MSDC had undertaken a number of investigations into possible sites for new housing within the Rural parish in particular over the last few years but had found most of them to be either unsuitable or unavailable. The few that were possibilities being the ones that have received approval more recently and which will generate a total of 415 new homes when construction is completed in the next year or so, with the resulting increased demands on our already stretched infrastructure.

A number of respondents asked why Great Walstead School's development plans were not included in the draft Neighbourhood Plan. The answer is firstly because the site was outside the built up area boundary and so does not conform with most of our residents expressed desire to contain new housing within our existing built-up boundaries and so to protect our surrounding agricultural countryside. Secondly that if it was in the Plan, it might cause complaints from other developers that their sites in similar circumstances were not included. It was therefore thought better to leave the school to bring its application to MSDC in the normal way, and to be judged on its own particular planning merits.

We had a lot of comments about the 6 housing unit limit on "Windfall" sites, most of which actually want more such sites developed, certainly in preference to another large scale housing development, such as the recent Limes and Barratt Homes developments. Additionally MSDC have pointed out that our original limit of 10 makes more sense as the provision of just 6 will not trigger any affordable housing provision, whereas 10 will generate some on site provision.

In order to address some of these Housing Policy matters the following amendments to those policies have since been introduced into the Pre-Submission version:

- a) Delete maximum number of dwellings over the Plan period for windfall sites
- b) Increase maximum number of units per site from 6 to 10
- c) Make no provision for housing allocations
- d) Introduce caveat that MSDC applies its Local Letting Policy to local housing

Green Spaces.

A number of the suggested Green Spaces were questioned as they would not meet the specifications and the list has been revised accordingly.

Areas of Townscape Character.

A number of Brook Road residents questioned why their houses were outside of the existing ATC. This was because those houses were built after the ATC was established but they will now be included. There was support for new ATC for the Wilderness and for the addition of a further new ATC for Portsmouth Wood Close.

Transport & Traffic.

A number of Lindfield residents were concerned about traffic & pedestrian issues at the junction of the High Street & Lewes Road in Lindfield as well as other traffic issues in Lindfield. The Transport & Traffic section of plan has been amended to

cover these items.

Assets of Community Value.

We had a number of responses questioning our choice of community assets that we considered required some protection. In particular the ownership situations with the King Edward Hall in Lindfield and the Millennium Centre in Scaynes Hill have now been identified and clarified, and so these assets have been removed from the list.

A full listing of all 82 responses received throughout the consultation process can be found on the Excel spreadsheet.

Presented by Lindfield and Lindfield Rural Parish Councils