



**Summary of Reg 14 consultation issues raised in the second stage pre-submission consultation December 2016-January 2017: development sites and green spaces**

The table below lists the main issues raised, by statutory consultees and members of the public.

Note: policy numbering may have changed from earlier iterations as a result of amendments; therefore policy numbers in the two consultation summaries do not necessarily correspond.

<b>Policy/section</b>	<b>Changes made as a result of first consultation round</b>	<b>Summary of comments</b>	<b>Response/amendments to emerging plan</b>
<b>Housing development sites:</b>			
<b>General:</b>	All sites were subject to discussions with, and advice from, SDNPA	SDNPA: each site needs improved policy wording and site plan, ideally with numbered policies	Improved wording and site plan added for each site. The numbering of policies is resisted.
<b>Park Barn Farm</b>	Increased parking allocation Access road improvement Community use land allocated Highway improvement costs to be borne by development	7 objections, 1 in favour  ESCC: note that new mini-roundabout may not be acceptable to them.	A detailed development framework was added addressing: design, density, drainage, traffic, conservation and recreation space. This site will be developed jointly with LDC.  The mini-roundabout was indicative only but does form part of ongoing aspirational traffic policies under constant review with ESCC.

		<p>SDNPA: Need for sensitive landscaping and design</p> <p>Traffic solutions to take account of SDNPA's Roads in the South Downs documents.</p>	<p>Fully concur. This site has been developed with input from SDNPA landscape and conservation officers from the start. Development framework addresses these needs.</p> <p>This is in accordance with the traffic and transport aspirations of the emerging plan. However there are issues beyond our control regarding the division of ESCC and SDNPA traffic responsibilities and policies which do not always concur. These issues should be addressed at the detailed planning application stage.</p>
<b>Common Lane</b>	<b>New site</b>	<p>Members of public: 21 objections, 1 in favour. ESCC: raised a number of traffic concerns</p>	<p>This site was removed following consideration of: access, traffic, conservation, settlement boundary.</p>
<b>Lewes Road/Nye Lane</b>	<b>New site</b>	<p>Members of public: Five objections</p> <p>ESCC comments on western part of site: part of site is registered common land and restricted byway.</p> <p>Land is within limits of highway and would need to be stopped up.</p>	<p>It is important to consider this as one site: although there are two owners they are working together to achieve an overall design and access solution.</p> <p>Correspondence with the owner confirms the proposed site is wholly within their ownership although it is adjacent to common land and the byway. Map revised for clarification and development framework now addresses layout, access and parking.</p> <p>Mapping error. This is not being suggested.</p>

		No access or parking.  LDC: no objections	Each unit will have parking
		ESCC comments on western part of site: part of site is registered common land and restricted byway.  Query room for parking and turning  LDC: no objections	This site already has planning permission, but for fewer dwellings. The proposed footprint is the same, ie. a larger number of smaller, more compact units, therefore there is no incursion into common land or byway.  The development framework addresses density and parking and access: every unit will have parking.
		SDNPA: attention drawn to ESCC comments	See above
<b>Green space designation</b>			
	Some additions	SDNPA: recommended a systematic review of all proposed sites to ensure that all proposed sites complied with NPPF criteria.	Rigorous review carried out and list amended accordingly.
		<b>Consultation with owners of proposed sites:</b>  <b>Written responses:</b>  <b>Turner Dumbrell Foundation.</b> Owner of 3 of the proposed sites. Supported inclusion of Lodge Hill; opposed inclusion of agricultural land along North	All owners of proposed sites were informed in writing of the proposal to designate their land. All comments were reviewed as part of the rigorous analysis of all sites against NPPF criteria carried out following the second consultation.

		<p>End; queried wisdom of inclusion of Boddington Lane Orchard due to uncertainty as to future tenancy and thus use.</p> <p><b>Chichester Diocese.</b> Objection to school grounds being included as a LGS.</p> <p><b>St James and Montifiore Cricket Club.</b> Objection to inclusion of Keymer Road recreation area as LGS.</p> <p><b>Waterman's and Lighterman's Trust.</b> Objection to inclusion of garden to the front of Waterman's Cottages as an LGS.</p> <p><b>ESCC:</b> Objection to designation of the primary school playing field as an LGS.</p> <p>ESCC: query whether designation 17a roadside verge in Westmeston extends far enough.</p> <p><b>Written comments from members of the public:</b></p>	
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