

PART B - Representation

(You can comment on any part of the plan (paragraph, table, diagram, policy or map) but please complete a separate form for each representation you wish to make).

3. To which part of the Local Plan does this representation relate?

(Paragraph, table/diagram, policy, map etc)

GNLP1054	Land at Manor Road, Newton St Faith
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4. Do you consider the Local Plan is:

Legally compliant	Yes ✓ <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Sound	Yes <input type="checkbox"/>	No ✓ <input checked="" type="checkbox"/>
Complies with the Duty to co-operate	Yes ✓ <input checked="" type="checkbox"/>	No <input type="checkbox"/>

(Please tick as appropriate)

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments

These representations have been prepared in relation to the Council's assessment of the site GNL P1054 and will also include a comparison of this site with the site proposed for allocation GNL P0125R. These representations are also seeking to correct the inaccuracies in the assessment made by the Council, which despite being challenged in the Regulation 18 consultation and assessment have been repeated.

In the case of GNL P1054 as detailed on the plan accompanying these representations it comprises infill development on an otherwise built-up frontage. This is assisted by allocation Policy HNF1: Land east of Manor Road having been subject to an approval of planning permission for 69 dwellings. Construction of this development has recently commenced. This site (HNF1) is also committed to providing significant improvements to the footpath network from this site southwards to the Primary School. It is apparent that the Council saw HNF1 as a sustainable site when allocating it and subsequently granting planning permission.

Unlike GNL P0125R the majority of the works for a safe walking route to school are already approved. This site is 1.4km from the school which is within walking distance and unlike the site GNL P0125R, whilst only being circa 900m from the school requires numerous junction/road crossings to access the school. Therefore, there are questions as whether a safe route to school can be created and the impact the provision of this route will have on the viability of a development of 50 houses.

The Council are incorrect in the comments that they have made regarding the appeal against non-determination (APP/K2610/W/19/3226697). This appeal was dismissed on the basis that the site would have an adverse impact on heritage assets rather than on landscape or access issues. In relation to access the Inspector at paragraph 13 of his decision letter stated that "Whilst there seems no doubt that occupiers of these dwellings would be subject to some additional activity from the use of the road, I do not feel that it would be significantly different to that which they already experience from their dwelling fronting a main road and being set not overly far back from a busy arterial A road". This is reinforced by paragraph 14 where it is stated that "With these factors in mind, I do not consider that the additional activity associated with the proposed development would, in context, give rise to an unacceptable impact on the living conditions of existing occupiers through noise disturbance". Paragraph 26 advises that "From the evidence provided by the Council, the appellant and consultees it seems that the appeal scheme would be acceptable in terms of highway safety and the living conditions of future occupiers as well as considering matters of ecology, biodiversity, trees and drainage acceptability.

See continuation sheet

GNLP1054 Land off Manor Road, Newton St Faiths

Question 5 Continued. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments – continued

In the light of the above, it is questioned as to whether the site access should be classified by the Council as amber in the Schedule 2 – HELAA Comparison table. The reduced site area will also result in the site accommodating circa 35 dwellings, whereas the appeal scheme was for 64 dwellings. The proposal is also seeking to provide 15 open market and 20 affordable dwellings, which is a significant benefit arising from this site.

At this juncture it is important to correct the wholly inaccurate comments made by the Council that *"The revised site is still considered to be unreasonable for allocation as the local highway authority has highlighted concerns about creating a suitable access saying it is not acceptable as a standalone site with direct vehicular access onto Manor Road"*. The consultation responses pertaining to the applications on this site have raised no highway objections to the creation of a suitable access. This issue raises questions as to the evidence being used to underpin the assessments.

The impact on heritage assets has been addressed by removing the two fields on the eastern side of the site and aligning the eastern boundary with that of the adjacent site, Policy HNF1. The deletion of the two fields from the site being promoted for allocation has resulted in the impact of the proposed development being softened and the historic landscape between the site and Middle Farmhouse being retained. This has been formally confirmed by the Heritage and Design Officer in commenting on the as yet undetermined application 20191920 Outline Application for Residential Development for 19 Dwellings with all Matters Reserved Except Access, which covers the site being proposed for allocation. The Heritage and Design Officer states that *"The scheme now preserves the immediate small fields/paddocks to the east with the existing hedgerows. The depth of backland development now replicates the depth of backland development already permitted to the south, which is in fact closer to the listed farmhouse grouping"*.

This does assist in helping to preserve the setting of Middle Farmhouse and barn and the development will be less visible from the public footpath to the east. Keeping the two fields with hedgerows improves the separation from the listed farmhouse and barns of Middle Farm and will mean it will remain relatively isolated".

As a consequence of the changes to the scale of the development and reduction in the size of the site being proposed for allocation, when compared with the appeal scheme have overcome the potential harm to the historic landscape. Therefore, it is contended that the impact on Historic Landscapes on the Stage 2 – HELAA Comparison Table should be changed to green.

The HELAA conclusions are of note, in particular the statement that *"It is well related to services and character of the village"* and *"Removing the area already committed (HNF1), approximately 3ha of the site is concluded as suitable for the land availability assessment"*.

The amended site has ameliorated the comments made by Development Management and the site will now accord with the settlement grain provided by HNF1. The proposal will also retain areas of agricultural land and hedges which will be of benefit to the landscape.

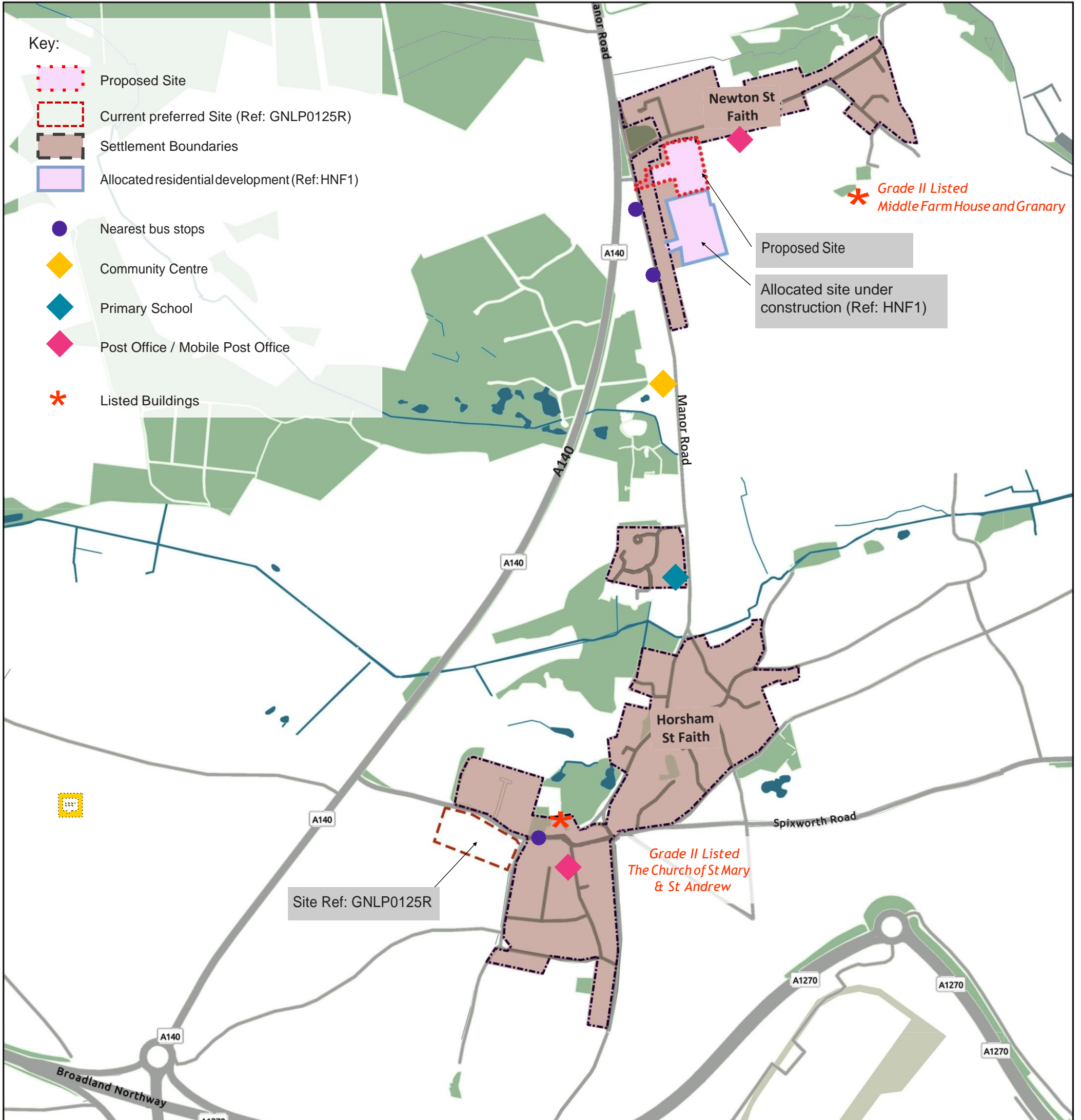
In view of the above the assessment of this site needs to be reassessed based on the current situation and not be based on the issues raised in connection with the Council's objection to the application for

69 dwellings and the subsequent appeal APP/K2610/W/19/3226697. The plan as submitted portrays a wholly inaccurate assessment of this site which does not rely on up to date evidence. Whereas the assessment for site GNLP0125R is appearing to downplay the negative aspects of the scheme and an inadequate explanation has been given as to why this site is suitable for allocation, especially when there are sites which relate more appropriately to the built environment, and will not be subject to adverse environmental impacts and its expansion can be controlled.

Please see "SITE PLAN - PROPOSED SITE IN RELATION TO COMMUNITY FACILITIES" on last page of this document

SITE PLAN
PROPOSED SITE IN RELATION TO COMMUNITY FACILITIES

Client: Bright Future Developments St Faiths Ltd
Project Name: Land south of Newton Road, Newton St Faith
Ref / Date: NNSF-CF-ZZ-XX-SK-A-0002_5681SitePlan-S3-P4 March 2021



Key Distances of site to local community facilities

Distances from **Proposed Site** to community facilities:

Nearest Bus Stop =	200 m
Mobile Post Office =	455 m
St Faiths Community Centre =	520 m
School =	1170 m
Post Office (in Horsham St Faith) =	2015 m

Distance from **Site Ref—GNLP0125R** to community facilities:

Nearest Bus Stop =	220 m
St Faiths Community Centre =	1685 m
School =	1070 m
Post Office (in Horsham St Faith) =	325 m