

Neighbourhood Planning Regulations 2012 (Part 5 s15)

Neighbourhood Development Plan Proposal - Consultation Statement

To: Arun District Council (Local Planning Authority)

By: Ferring Parish Council (Qualifying Body)

Neighbourhood Development Plan Title: **Ferring Neighbourhood Development Plan**

This application relates to Ferring Parish Council and its boundary is indicated on the plan below.

Ferring Parish Council NDP Consultation Statement

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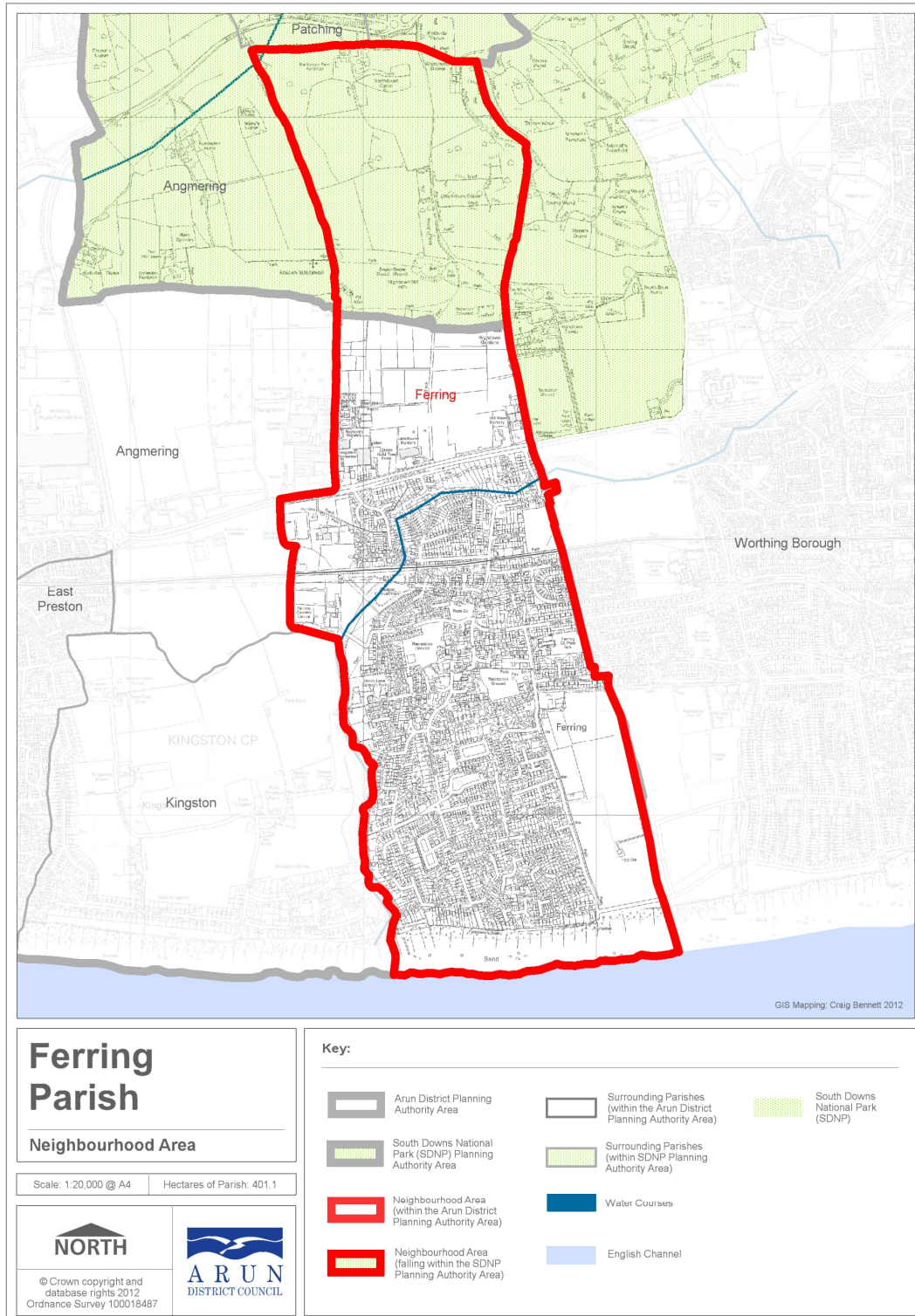
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1.0 Introduction

This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the Legislative basis in section 5.0.

Annex A Details of the persons or bodies consulted and how they were consulted
Annex B1 Consultation dates 27.05.13 – 08.07.14 Summaries of the issues or concerns of respondents to draft plan consultation and how they were addressed.
Annex B2 Consultation dates 18.02.14 – 01.04.14 Summaries of the issues or concerns of respondents to draft plan consultation and how they were addressed.

All annex material is available at www.ferring.arun.gov.uk

An extensive level of consultation, both community and statutory, has been undertaken by the steering group, focus groups and parish council, more than is required by the legislation and the details are set out below.

The submission plan includes

- Key community views from consultations
- Protection of the strategic gap land from development
- Lack of capacity of local services and infrastructure to accommodate development
- Acceptance of new housing but only on small sites within the village of a design in keeping with existing character
- Lack of suitable for elderly “downsizers” and first time buyers
- Importance of maintaining the distinct, rural village identity.

The Ferring Community Led Neighbourhood Plan takes into account representations received on both the formal consultations and comments from the public and local businesses.

2.0 Background

The Parish Council had been working with the community to help shape the future of the parish since the development of the parish plan in 2005. The parish plan sought to address a wide range of issues ranging from non spatial land use to spatial land use but had no legal status.

The parish council has represented the views of residents over the years by responding to consultations from the district and county councils in the light of influencing local plan policies and infrastructural development proposals to benefit the parish and its residents.

Subsequent to the Localism Act 2012 the decision was taken at full council on 21st July 2011 to initiate the production of a community led neighbourhood plan. The Ferring NDP is the culmination of three years work by the Parish Council, the Ferring Neighbourhood Plan Steering Group, local residents and local organisations. Ferring

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Parish council successfully applied for a Front runner Grant in November 2011 to help fund the work.

3.0 Pre Plan Consultations

Although a Parish Plan has been in existence since 2005 producing a community led neighbourhood plan presented a whole range of new issues and entailed a completely different approach. The winter 2011 edition of the Parish flyer explained the parish council's belief that Ferring would benefit from having a neighbourhood plan and called for volunteers to attend a meeting on 19th December 2011. Thirty six people came forward to that meeting and agreed to form the six working groups. Other volunteers heard by word of mouth and joined the groups.

The decision was taken early on that owing to the demographic age profile in Ferring and the low use of e-mail and websites most of the communication and consultations were going to have to be person to person or on paper. The parish flyer, a quarterly broadsheet delivered to every home in the village was a primary means of communication. The free magazine, All About Ferring, which is also delivered to more than 90% of homes was also used to publicise the plan's progress. (See Table 3-)

4.0 Specific NDP Consultation

4.1 Working groups

The six working groups covered the following topics:

- Health and Welfare
- Local Housing needs
- Local transport
- Drainage and flooding
- Environment and amenities
- Business

Working groups each had a councillor on the group, but not as the group leader. The Steering group was chaired by the parish council and consisted of three councilors and the six working group leaders.

The working groups ran focus groups, conducted interviews and produced questionnaires to ensure their findings were properly triangulated and validated. During this period a Consultation Day was held in conjunction with the Village Fair on 9th June 2012, to ensure reaching the maximum number of people. Each of the working groups had a stand with a display board and representatives from the group were available to answer questions and note comments. Questionnaires were available at the event. About 200 residents visited the stands and their verbal and written comments were recorded and used to augment the information gathering exercise.

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4.2 Village Survey

The information and conclusions reached by the working groups formed the basis of the village survey which was sent out in September 2012 to every house in the village and was also available on the website and in hard copy from the Parish Office.

Following analysis of the village survey the first draft pre-submission plan was drawn up and presented to the Steering group on 5th February 2014. It was agreed by that group and went before the full council on 15th April where it was decided that we should present the plan first to the stakeholders who would be directly involved because of land ownership or tenancy agreements and then to the public. Meetings were arranged as detailed in Table 3.

4.3 Stakeholder meeting

The proposal to pursue Community Right to Build Orders as part of the plan meant that the Council needed the co-operation and agreement of the Village Hall Trustees, who own the village hall site and the Glebelands Centre management committee and the Ferring retirement Club, who share the Glebelands Centre. The plan also calls for larger allotments, a long requested facility, and a representative of the allotment holders was invited. The draft plan received a mixed reception and there were numerous questions that it was felt could best be explored by individual meeting.

4.4 First Public Meeting

The public meeting on 14th May was well attended with more than 150 people in the hall. It was a very lively meeting with a very mixed reception to the plan. One main point to emerge was that people needed to see physical plans of the developments referred to. The plan to replace the hall was very divisive with many residents strongly opposing this but others recognizing that the current building was beyond economic repair. Many people were hostile to the idea of any housing at all in the village and it was clear that there was a need to have further consultations to explain the benefits of determining local housing development through a Neighbourhood Plan. Most residents were not aware of the changes to national planning policy and did not understand the impact they might possibly have on the village. The questions were noted and residents were offered the chance to come to the Parish office to talk to councillors about the plan if they wished.

4.5 Following these two meetings and discussions among the relevant committees another meeting was arranged for June to discuss the plans in more detail with an invited group of people from the Village Hall management committee, the Glebelands trust and the Retirement club. Although there were still strong negative views there was a clear wish to explore the issues further and a far more positive reception to the plan. It was agreed at this meeting that a small working group consisting of the chair of the

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retirement Club, a representative from the Glebelands Trust and three representatives from the village hall management committee, along with two parish councillors should meet to discuss how to take the proposals for the CRTBO's forward.

At this meeting it was decided to form a client group comprising of representatives from the Village Hall Management Committee, the Ferring Retirement club, the Glebelands Trust and Ferring Parish Council .to commission the Community Right to Build Orders.

4.6 Open day

An open day was held at the Glebelands Centre on 1st June 2013 to present the key points of the plan to residents and to enable them to pose questions to Parish Councillors and our planning consultants. About 350 residents attended during the day and overall there was a far more positive response. It was still clear that many people had reservations and could not visualize what the intended developments would look like or how they would sit within the village landscape. It was notable that many people stayed for in excess of an hour and asked numerous questions.

4.7 Second Public Meeting

A second public meeting was arranged for 23rd July and publicised by means of posters on notice boards and in local shops as well as the website and Facebook. Some small amendments had been made to the plan following the statutory consultation and from comments at the Open day. There were still concerns raised about matters such as where the new allotments would be and if there would be sufficient parking at the new community centre but there was a very clear shift in opinions from the first public meeting with a majority of those attending now either strongly or cautiously in favour of the plan. An undertaking was given that the CRTBO's would be shown to residents as soon as possible.

4.8 Stakeholder preview meetings

In order to ensure that those most closely affected by the CRBTO's had a chance to see and comment on them in detail three preview meeting were arranged and residents in the vicinity were invited by letter to the Village Hall on the 27th and 28th November. The response from all three stakeholder meetings was favourable. Around 80% of invitees turned up for the first session dealing with the Henty site and issues such as possible noise or overlooking -appeared to have been dealt with to the satisfaction of residents. The other two sessions had about 50% of invitees attending and no further issues were raised.

4.9 Community Right to Build Orders- Open day

A second Open day was arranged for December 14th at the Glebelands Centre and widely publicized by means on posters, the Parish Flyer, the Parish website and the Parish Facebook page.

Site 1- Village hall site

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The comments for the proposal to build 10 dwellings on the village hall site were generally well received. There were concerns about traffic movement, as this is a pinch point for traffic within the village. However when residents understood that the current village hall traffic, which is considerable, would relocate to the Glebelands Centre if the plans went through the comments were more favourable. Residents were asked if they thought the housing should be designed for elderly downsizers only, first time buyers only or a mix of these two groups. Opinions were split -33% in favour of elderly only and 67% mixed development. The site was considered very suitable for elderly downsizers due to its proximity to village shops and services. The most important factors in the design were considered to be low energy costs and easy maintenance. Convenient transport links were also cited as a plus point,

“ Overall the scheme seems very tasteful and suitable for their surroundings”

“ The village hall development should be in keeping with its existing surroundings”

Site 2- Henty Arms site

The Henty Arms site gave rise to more questions and comments than the other two sites. The main concern was whether the access would be suitable and safe due to its proximity to the railway line. It was explained that this was being explored with Network rail and West Sussex CC Highways. The question was asked as to whether the site should be aimed at elderly downsizers or first time buyers or both. The answers for this site were 13% in favour of starter homes, 9% preferred homes for elderly downsizers and 75% wanted a mixed development. It was considered less suitable for elderly downsizers than the village hall site due to the greater distance to local amenities. Easy maintenance and low energy costs were considered the most important design factors and a mix of traditional and modern styles was favoured.

“The homes that are envisaged and where they will be will be of great benefit either to elderly downsizers, being in such convenient locations or to younger starter home people”

Site3- Proposed new community centre

Members of the Village Hall management committee were on hand to explain the plans for the proposed new community centre to residents. There is an immense attachment to the existing hall and many residents were still unsure about why a new facility was needed. Of those who filled in a feedback form 40% used the hall or Glebelands on a weekly basis, 37% on a monthly basis and 23 % had never used either facility. Ensuring the continuity of the large number of well supported village activities such as the WI Market, the Retirement Club and the various clubs and groups was considered very important. *“A modern building in a convenient spot for all Ferring residents is needed for the future and should help to bring old and young together with a mix of activities...” The idea of a new community hall is very exciting! “*

Equally there were a number of opinions that supported the provision of a new energy efficient space with better storage, access and improved parking. *“ I feel that to introduce modern technology into a public building can only enhance its value to the community as*

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a whole” “The current village hall, although well used and loved is inefficient to run and will soon be unsustainable”

. The concept design presented was too modern for some tastes and there were a number of people who wanted a more traditional design. *“ Far too modern images for new community centre” “ We think the new village hall on the Glebelands site should have a traditional look on the outside but have a modern interior.”*

5.0 Legislative Basis

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

(a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan can be found in Annex A

(b) explanation of how they were consulted; (See Annex A)

(c) details and summary of the main issues and concerns raised by the persons consulted on draft plan; (See Annex B1 and B2) and

(d) description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan (See Annex B1 and B2).

6.0 Consultation Statement

The Draft Proposal Ferring Neighbourhood Development Plan was published on 7th May 2013 and made available on the Ferring Parish Council website (www.ferring.arun.gov.uk) and the Arun District Council website (www.arun.gov.uk), Action in Rural Sussex website (www.ruralsussex.org.uk) and was also made available for inspection in the locations set out in Table 1 below. Copies were also made available to be taken away.

Table 1: Locations where the Draft Proposal was available for inspection

Location	Made available from	Comments
District Council	7 th May 2013	On website
Parish council office Open Monday- Thursday 9.00 to 12.00	7 th May 2013	On website and paper copies, over 300 copies given to residents at the Parish Office or received by

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		email
Library	7 th May 2013	Paper copies , replenished as necessary

Following Arun DC's request for a further consultation on the SEA the plan was sent out for formal consultation for a further 6 week period from 14th February to 1st April 2014.

Table 2 Locations where the amended draft proposal was available

Location	Made Available from	Comments
District Council	14 th February 2014	Amended plan
Parish council office Open Monday- Thursday 9.00 to 12.00	14 th February 2014	Amended plan_and CRTBO's
Library	14 th February 2014	Amended Plan
Village Hall	21 ST February 2014	CRTBO no 3(Community centre)

Table 3 sets out the consultation timetable and refers to additional meetings, events, adverts and posters and other communication devices undertaken to comply with Part 5 s15 of the neighbourhood planning regulations. .

Table 3 - Additional publicity undertaken

Method	Target Group	Event	Location	Date
Flyer	All residents		Delivered to all homes in the village	Dec 2011 March 2012 June 2012 Dec2012
Posters	All Residents	All Open days were advertised on posters	Parish office, community notice boards and local businesses	

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Public events	All residents	Consultation	Glebelands Centre	9 th June 2012
	Working group participants	Workshop Day	Village Hall	13 th October 2012
	Village Hall Management committee, Glebelands Trust, Retirement Club	Stakeholder meeting	Village Hall	22 nd April 2013
	All residents	Public meeting	Village Hall	14 th May 2013
	All residents	Open day	Glebelands Centre	27 th July 2013
	Residents adjacent to the land in the CRBTO allotment site	Invited stakeholders	Village Hall	27 th Nov 2013
	Residents adjacent to the Village hall site	Invited stakeholders	Village Hall	27 th Nov 2013
	Residents adjacent to the Glebelands site	Invited stakeholders	Village Hall	28 th Nov 2013
	All residents	Open Day to view the three CRBTO's	Glebelands Centre	14 th December 2013
Public Events (cont)				
Web page update	All residents, statutory consultees			
Article in local free magazine	All residents			
	All residents	Worthing		

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Article in local paper		Herald report on public meeting.		
Letters	Stakeholders affected by the CRBTO's	Invitation to stakeholder meetings on 27 th and 28 th November	13 th November 2013	27 th /28 th November 2013

7.0 Conclusion

This Ferring Neighbourhood Plan Consultation Statement and its appendices are considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations

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Annex A Details of the persons or bodies consulted and how they were consulted
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