

Felpham Parish Council Response to the Initial Comments of the Independent Examiner

Regulation 16 Consultation

3.

Comments from the Parish Council

BT3 - this is a Saved Policy

BT8 - Could the words be changed to - Proposals to change the use of the land away from an all year round public toilet facility at Culver Road/Blakes Road will be not supported.

ESD4 - the policy reads as it did in the adopted ADC version in respect of the beneficial use qualification.

The list is the same as the previous Plan and many of the allocations are listed in the ADC Supplementary Planning Document adopted September 2005. Consultation was carried out through the Reg 14/15 process.

ESD6 - agree with policy title change and proposed wording. However ecological networks are defined as corridors and stepping stones that connect core areas of biodiversity, surrounded by buffer zones. Wildlife movement corridors, also called dispersal corridors or landscape linkages as opposed to linear habitats, are linear features whose primary wildlife function is to connect at least two significant habitat areas (Beier and Loe 1992). These corridors may help to reduce or moderate some of the adverse effects of habitat fragmentation by facilitating dispersal of individuals between substantive patches of remaining habitat, allowing for both long-term genetic interchange and individuals to re-colonise habitat patches from which populations have been locally extirpated.

It is therefore very difficult to plot such areas accurately on a map. The obvious areas such as the Rife and the seafront along with the Local Green Spaces would be easy but there are a multitude of such corridors and stepping stones, many of them forming part of private gardens that need to be considered when evaluating development proposals.

ESD7 - the LPA has already adopted criterion c and d from the existing Plan

GA4 - suggest amend 'd' to read - if parking has to be located in front of houses

Nature of the Amendments

4 and 5

The Parish Council did not state at Regulation 14 that it believed the modifications to the Plan were not significant. This was because they interpreted the PPG advice as stating

that it was only necessary to do so if they believed that the updates did materially affect the policies.

In terms of the Modification status as per the Modification Statement under Regulation 17e(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended) of the Plan, the Parish Council determined that as the changes to the policies did not affect the overall meaning of any policy; did not change the overall aspirations of the Plan and did not substantially differ from the ones approved, that they did not change the nature of the Plan and would require examination but not a referendum. This view was supported by the LPA.

Housing Policies

6 ADC to respond

7 The reference is FP/171/18/PL

8 The Parish Council did not determine the Built Up Area Boundary it used the area designated in the ADC Local Plan. Copy attached. The policy was added as an Examiner at a recent planning enquiry criticised a Neighbourhood Plan for not having a defined boundary policy.

Flooding Areas

9 Map attached showing EA Flood Risk Areas

10 ADC to respond

Parking Standards

11 ADC to respond

Policy of Buildings and Structures of Character

12 This is an error on our part. Thank you for pointing it out. The Waterloo Road properties should be included.

Quality of Design

13 Yes the policy could be applicable to all new buildings in the Parish.