

Ardingly Neighbourhood Plan - Summary of Representations

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
164		Ms C Gibbons	Southern Water		8	35			Object	<p>Policy 8: Biodiversity Page 35</p> <p>Southern Water understands Ardingly Parish Council's desire to protect and enhance the rich natural features of the High Weald. However, we can not support the current wording of the above policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering its essential infrastructure.</p> <p>Policy 8 of the Ardingly Neighbourhood Plan does not meet the basic conditions necessary for a Neighbourhood Plan, namely: to be in general conformity with the strategic policies contained in the development plan for the area of the authority, to have regard to national policies and advice contained in guidance issued by the Secretary of State and contribute to the achievement of sustainable development.</p> <p>Strategic policies</p> <p>The Consultation Statement submitted in support of this version of the Neighbourhood Plan indicates that the wording of the policy does not prevent statutory undertakers proposing works that can be justified. However, this scenario is not recognised in the wording of the policy.</p> <p>It is cited that Neighbourhood Plan Policy 8 is in conformity with Mid Sussex's strategic policies. However, these policies do allow development in certain circumstances, subject to mitigation measures. For example, policy C5 of the Mid Sussex Local Plan does not exclude all development but seeks to minimise the impact of development on features of nature conservation importance.</p>

National policies and guidance

Paragraph 118 of the NPPF requires that where significant harm can not be avoided, it should be adequately mitigated. Southern Water considers that should the need arise, this should apply in relation to the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) required to serve new and existing customers or meet stricter environmental standards. The provision of such infrastructure is essential for sustainable development. It is likely that there would be limited options with regard to location, as the infrastructure would need to connect into existing networks. The National Planning Practice Guidance recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.

Proposed amendment

The submitted Neighbourhood Plan does not recognise that mitigation measures maybe appropriate as indicated by the NPPF and Mid Sussex's strategic policies. The following proposed policy provision would address this and enable the basic conditions necessary for a Neighbourhood Plan to be met:

The Neighbourhood Plan will protect and enhance the rich natural features that are a key component of the High Weald cultural landscape which provide habitats for Ardingly's diverse species populations. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm. Provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity

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										and landscape scale conservation.

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164		Ms C Gibbons	Southern Water		New Policy				Object	<p>New policy on the provision of infrastructure</p> <p>We can find no policies to support the delivery of new or improved infrastructure, which is likely to be required to serve new development identified in the Neighbourhood Plan. The Consultation Statement submitted in support of this version of the Neighbourhood Plan indicates that this is not necessary given the National Planning Policy Framework (NPPF). However, support for essential infrastructure is required at all levels of the planning system.</p> <p>Without the recognition that development identified in the Neighbourhood Plan may require infrastructure, the Neighbourhood Plan does not meet the basic conditions necessary for a Neighbourhood Plan, namely: to have regard to national policies and contribute to the achievement of sustainable development.</p> <p>National policies</p> <p>Southern Water is the statutory sewerage and wastewater undertaker for Ardingly. Southern Water has a statutory duty to serve new development, and is committed to ensuring the right wastewater infrastructure in the right place at the right time in collaboration with developers and the planning authority. The adopted Ardingly Neighbourhood Plan and adopted Mid Sussex Local Plan, will inform Southern Water's investment planning. Adoption provides the planning certainty required to support investment proposals to Ofwat, the water industry's economic regulator. Investment proposals are prepared every five years through the price review process. The next price review is this year (2014). Ofwat's price determination will fund the investment programme in the period to 2020. There will be another price review in 2019, covering the investment period 2020 to 2025.</p>

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										<p>Although there are no current plans, over the life of the neighbourhood plan, it maybe that we need to provide new or improved infrastructure. Page 8 of the National Policy Statement on Wastewater recognises this assumption: ‘Waste water treatment is essential for public health and a clean environment. Demand for new and improved waste water infrastructure is likely to increase in response to the following main drivers: More stringent statutory requirements to protect the environment and water quality; Population growth and urbanisation; Replacement or improvement of infrastructure; Adaptation to climate change. The Government is taking measures to reduce the demand for new waste water infrastructure in England.....However, there will still be a need for new waste water infrastructure to complement these approaches and ensure that the natural and man-made systems are able to function effectively together to deliver a wide range of ecosystem services and other benefits to society’.</p> <p>Our proposed policy provision would be in line with the main intention of the NPPF to achieve sustainable development and accord with its provisions. For example, one of the core planning principles contained in paragraph 17 of the NPPF is to ‘proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs’. Also paragraph 157 of the NPPF requires positive planning for development and infrastructure required in an area.</p> <p>Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.</p> <p>Proposed amendment</p>

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										<p>The submitted Neighbourhood Plan does not accord with the NPPF, which would be resolved by the following proposed policy provision:</p> <p>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.</p>

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164		Ms C Gibbons	Southern Water		6				Object	<p>Southern Water understands Ardingly Parish Council's desire to designate Local Green Spaces so that they are protected. However, we can not support the current wording of the above policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering their essential infrastructure.</p> <p>Policy 6 of the Ardingly Neighbourhood Plan does not meet the basic conditions necessary for a Neighbourhood Plan, namely: to be in general conformity with the strategic policies contained in the development plan for the area of the authority, to have regard to national policies and advice contained in guidance issued by the Secretary of State and contribute to the achievement of sustainable development.</p> <p>Strategic policies</p> <p>We made similar representations to the previous version of the Ardingly Neighbourhood Plan. The Consultation Statement submitted in support of this version of the Neighbourhood Plan indicates that the wording of the policy does not prevent statutory undertakers proposing works that can be justified. However, the wording of the policy is clear that 'any development will be resisted' (underlining is our emphasis).</p> <p>It is cited that Neighbourhood Plan Policy 6 is in conformity with a number of Mid Sussex's strategic policies. However, these policies allow some flexibility for essential infrastructure, such as policy C4(b) of the Mid Sussex Local Plan which would permit development that 'is essential for local social and/or economic need'. With regard to the withdrawn Mid Sussex District Plan, we made similar representations as we are making here to policy D9.</p> <p>National policies and guidance</p>

Paragraph 76 of the National Planning Policy Framework (NPPF) sets out that neighbourhood plans can identify green areas of particular importance with the intention of ruling out 'new development other than in very special circumstances'. Paragraph 88 of the NPPF explains that special circumstances exist if the potential harm of a development proposal is clearly outweighed by other considerations.

Southern Water considers that should the need arise, special circumstances would exist in relation to the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station) as it would be required to serve new and existing customers or meet stricter environmental standards. The provision of such infrastructure is essential for sustainable development. It is likely that there would be limited options with regard to location, as any new infrastructure would need to connect into existing networks. The National Planning Practice Guidance recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'.

Proposed amendment

The submitted Neighbourhood Plan does not reflect the NPPF or Mid Sussex's adopted strategic policies and could act as a barrier to achieving sustainable development as outlined above. The following proposed policy provision would address this and enable the basic conditions necessary for a Neighbourhood Plan to be met:

Proposals for any development on the land will be resisted other than for essential utility infrastructure, where the

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										benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.

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164		Ms C Gibbons	Southern Water		2	28			Object	<p>Policy 2: A Spatial Plan for the Parish Page 28</p> <p>Southern Water understands Ardingly Parish Council's desire to protect the countryside and Area of Outstanding Natural Beauty's (AONB). However, we can not support the current wording of the above policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering their essential infrastructure.</p> <p>Policy 2 of the Ardingly Neighbourhood Plan does not meet the basic conditions necessary for a Neighbourhood Plan, namely: to be in general conformity with the strategic policies contained in the development plan for the area of the authority, to have regard to national policies and advice contained in guidance issued by the Secretary of State and contribute to the achievement of sustainable development.</p> <p>Strategic policies</p> <p>We made similar representations to the previous version of the Ardingly Neighbourhood Plan. The Consultation Statement submitted in support of this version of the Neighbourhood Plan indicates that our proposed change is not necessary as it is 'already development plan policy'. However, policy 2 of the Ardingly Neighbourhood Plan is not in line with the Mid Sussex's policies, which are more flexible and would allow development of essential utility infrastructure in the countryside and AONB in certain circumstances. For example, policy C1(e) of the adopted Mid Sussex Local Plan (2004) recognises 'proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas' and policy C4(b) identifies development which 'is essential for local social and/or economic need'. With regard to the withdrawn Mid Sussex District Plan, we made similar representations</p>

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										<p>as we are making here to policy D9. In any event, policy DP13 also permits development in AONB if it supports the economies and social well being of the AONB. Policies in the Ardingly Neighbourhood Plan need to be consistent with this approach in order to meet the basic conditions.</p> <p>National policies and guidance</p> <p>Paragraph 166 of the National Planning Policy Framework (NPPF) sets out that developments in AONB would be permitted in exceptional circumstances where it can be demonstrated they are in the public interest. On 6th March 2014, Nick Boles in a written Ministerial Statement stated that ‘.....we expect national parks and other local planning authorities to make a positive and proactive approach to sustainable development, balancing the protection of the landscape with the social and economic wellbeing of the area’. Southern Water considers that should the need arise, the provision of essential wastewater or sewerage infrastructure (e.g. a new pumping station), required to serve new and existing customers or stricter environmental standards, would be in the public interest and facilitate sustainable development. It is likely that there would be limited options available with regard to location, as any infrastructure would need to connect into existing networks. The National Planning Practice Guidance recognises this scenario and states that ‘it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered’.</p> <p>Proposed amendment</p> <p>The submitted Neighbourhood Plan does not reflect the NPPF or Mid Sussex’s strategic policies and could act as a</p>

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										<p>barrier to achieving sustainable development as outlined above. The following proposed policy provision at the end of policy 2 would address this and enable the basic conditions necessary for a Neighbourhood Plan to be met:</p> <p>Should the need arise, development for essential infrastructure will be supported in special circumstances, where the benefit outweighs any harm or loss and it can be demonstrated there are no reasonable alternative sites available.</p>
192		Mr C Owen	West Sussex County Council		20				Support	<p>Thank you for the opportunity to comment upon the Ardingly Neighbourhood Plan 2013–2031 Submission Plan June 2014.</p> <p>At the Pre-Submission stage of the Neighbourhood Plan last September we asked the Parish Council to amend the wording of Policy 20: Ardingly Rail Depot which at that time we considered to be prejudicial to the future development of the rail depot and hence its viability, raising issues of conformity with NPPF paragraph 143. In November the Parish Council consulted us upon its proposed changes to policy wording and supporting text which we agreed with, whilst suggesting some further minor amendments to supporting text. We are now satisfied that Policy 20 of the Submission Plan would not prejudice the continued safeguarding of the Ardingly depot which will be required through the development of the replacement Minerals Local Plan.</p> <p>There are no other comments that we wish to make upon the Submission Plan.</p>
605		Mr D Hill	David Hill and Company		6				Object	<p>Objects to the inclusion of Butchers Field as Local Greenspace. Wishes to appear at examination.</p>
605		Mr D Hill	David Hill and Company		3				Object	<p>Objects to housing number and regards it not to be objectively assessed.</p>

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660		Mr N Dearsly	Salamander Property Group Ltd		6				Object	<p>Ardingly Neighbourhood Submission Plan - Proposed Designation of Butcher's Field as a Local Green Space</p> <p>I am pleased to submit my comments on the Consultation Statement of the Ardingly Neighbourhood Plan (ANP). I do so as a resident of Lindfield with a considerable interest in development policies for the Mid Sussex District as a whole and as an officer (retired) of the company that was the former owner of the Butcher's Field site.</p> <p>My comments are as follows:-</p> <ul style="list-style-type: none"> • I consider this designation to be too restrictive and inappropriate, in light of the likely needs for further housing development in the future. • I do not accept the coalescence argument (two parts of the Village becoming "connected") since this became a fact with the development of housing on the North side of Street Lane (opposite Butcher's Field) known as Holmans. • Almost all the land around Ardingly comprises open fields of a scenic quality accessed by public footpaths. • It is acknowledged in the ANP that there is little or no scope for future housing development within the existing built area of the Village; therefore future housing will have to be provided on the closest peripheral sites, of which Butchers' Field is an excellent example. • Before we sold the Butcher's Field site to the current owners, we sold a substantial area to the South of the site to a local farmer, with a covenant preventing future development (other than for limited agricultural purposes). This effectively guaranteed and protected the future of this land as "Green Space". • The arguments advanced at the appeal for development at Stangrove Field and the Inspector's response to those arguments were not dissimilar to those for the Butcher's Field site. It seems likely therefore that Butcher's Field will be a suitable site for small scale housing development sometime in the future, as undoubtedly demand for housing will increase. • As a resident of the District immediately affected by

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										pressure for further housing development, in the unsatisfactory planning climate we are having to endure, I am very concerned that the supply of new housing should be somewhat evenly spread around the district (and not just on the edge of major built up areas) and in this regard villages must accept their fair share of the demand.
11463		Mr G Dixon	Savills (L&P) Limited		23	48			Support	RBG Kew hereby confirm that they fully support Policy 23 of the Submission Draft Ardingly Neighbourhood Plan, which is the specific policy covering their landholdings and operations at Wakehurst Place including the Millennium Seed Bank. The policy builds on previous site policy AR6 contained within the 2004 Mid Sussex Local Plan and provides a welcome local emphasis for assessing the ongoing development requirements at Wakehurst Place. Overall RBG Kew and their advisors have been fully engaged by the Neighbourhood Plan Group during the production stages of this document and believe this plan to be a sound and effective basis for assessing development proposals within the parish moving forwards. The Submission Draft Ardingly Neighbourhood plan appears to fully comply with the requirements of the National Planning Policy Framework and it is very much hoped that the plan will continue through its independent examination and local referendum for formal adoption.

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15043		Mrs A Purdye	Gatwick Airport Ltd						Neutral	<p>Re: Ardingly Neighbourhood Plan Consultation Our Ref: LGW2700</p> <p>Thank you for your email dated 19 June 2014, regarding the above mentioned document.</p> <p>We have assessed the revised document from an aerodrome safeguarding perspective and can confirm that we have no new comments to add over and above our initial response dated 14 August 2013. See attached.</p> <p>Please be advised that the comments given are without prejudice to the consideration of any planning application which may be referred to us pursuant to Planning Circular 01/2003 in consultation under the safeguarding procedure.</p> <p>Attached Details: Sarah Mamoany Clerk to Ardingly Parish Council Dear Sarah Re: Ardingly Neighbourhood Plan Pre-Submission Consultation Our Ref: LGW2468</p> <p>We have received an email from Mid Sussex District Council dated 13 August 2013 regarding the above mentioned document. Our comments are as follows:</p> <p>Gatwick Airport Ltd are a statutory consultee and we would ask that any future development complies with aerodrome safeguarding requirements as detailed in ODPM/DfT Circular 01/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes Technical Sites and Military Explosives Storage Areas) Direction 2002.</p> <p>For example some of the matters that we would take into consideration are, building design including heights, landscaping, water bodies and any other</p>

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										<p>bird attractants, renewable energy with particular regard to wind turbines and large areas of solar panels.</p> <p>We are happy to work with yourselves, Mid Sussex District Council and developers at the early stages of any proposed developments to advise on aerodrome safeguarding requirements.</p> <p>Please be advised that the comments given are without prejudice to the consideration of any planning application which may be referred to us pursuant to Planning Circular 01/2003 in consultation under the safeguarding procedure.</p>
15136		Mr J Lieberman	Boyer Planning	Collingwood Neptune					Object	<p>In summary, a review of the NP has identified some critical areas of concern that confirm that the draft NP does not comply with the basic conditions.</p> <p>The principal flaws identified are:</p> <ul style="list-style-type: none"> ☒ Evidence of housing need is not sufficiently robust; ☒ Lack of conformity with Local Plan (and NPPF) ☒ The Plan does not contribute towards the achievement of sustainable development.

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15159		Mr N Webster	Mid Sussex District Council						Support	<p>Thank you for the opportunity to comment on Ardingly Neighbourhood Plan at the Regulation 16 Consultation Stage of the neighbourhood planning process. The Ardingly Neighbourhood Plan identifies the aspirations of the parish in a clear and succinct way, whilst being proactive in facilitating a sustainable level of growth within the Parish. The Ardingly Neighbourhood plan seeks to maintain the character of the village and the Area of Outstanding Natural Beauty while supporting the rural economy, particularly in relation to tourism and meeting the needs of the community. The Neighbourhood Plan presents a positive approach to growth making best use of heritage assets which are of significant importance. The District Council are keen to continue to work in partnership with Ardingly Parish Council to achieve the aspirations contained in the neighbourhood plan.</p> <p>Mid Sussex District Council is supportive of the Ardingly Neighbourhood Plan, recognising that great efforts have been made to reach this stage. The District Council is confident that the neighbourhood plan has met the requirements set out in legislation and therefore looks forward to the making of the neighbourhood plan if recommended to do so by the Independent Examiner.</p>
15308		Mr N Kerslake			3				Object	<p>Is concerned by the method used to determine Objectively Assessed Need for the Plan period In Ardingly. Suggests that a suppressed demand exists and that changes to the Common Housing register mask the true need. Suggests that there are alternative methods for calculating housing need.</p>
15308		Mr N Kerslake			6				Object	<p>Queries some of the allocations for Local Green Space including Butchers Field and The Recreation Ground.</p>

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15407		Mrs S Frohmader			6				Support	I agree with policy 6 which states that these areas of green space are demonstrably special to the local community. I would like to add my endorsement , especially the space known as Butchers Field with it's outstanding views across the downs, and feeling of tranquility.
15446		Mrs S Karle							Object	Representation 15446a Objects to the consultation process and the conduct of Parish councillors. Takes the view that there is an alternative site to both Standgrove Field and Butchers Field.
15446		Mrs S Karle			6				Object	I am writing to protest at one section of the Ardingly Neighbourhood Plan. Policy 6 Local Green Spaces Page 34 Para. 4.20 There is no mention of the proposed Green Space at the East side of Standgrove Field. This is a valuable natural resource and a haven for wildlife. It never seems to cross the minds of the members of the Parish Council, who mainly live at the other end of the Village, that this space is valued and enjoyed by those who are lucky enough to live near and enjoy this beautiful field. The other 2/3 of the field that lies to the West of this Green Space, adjacent to College Road, has been passed for Outline planning permission at the recent appeal. It has to be recognised therefore, that this further space takes on a crucial role in the wellbeing of large numbers of very angry people who feel that they have been marginalised. This Green Space was even omitted from the Map that was produced, with its many errors. It appears, on that, to have been included in the area to be developed. I hope that these errors will be corrected.

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15505		Mrs H Smith			6	34	4.20		Object	<p>Page 34 4.20 POLICY 6 Land at Standgrove</p> <p>I am appalled that there is no mention of how important the land at Standgrove is to the local community. I am beginning to wonder if the parishioners south of Ardingly are not considered part of the Ardingly community. It is so important that this small tract of land is now protected for posterity for the following reasons:</p> <ul style="list-style-type: none"> To protect and support the Ancient Woodland and its wildlife due to the proposed development. To protect the bio-diversity of this little area which has taken years to establish. To protect and support one of the richest wild life areas in Ardingly. To support the well being of the community who feel they have lost 2/3 of an important community asset. <p>A further written Representation was made via post. This is referenced as 15505a. It considers the Basic Conditions Statement and raises concern about consultation and decision making in relation to the sites allocated in the plan. The submission also raises concern with the detail of the Sustainability Appraisal and evidence used to inform it.</p>

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15621		Mr G Dixon	Savills	Ardingly College	21	46		Proposals 1	Support	<p>Ardingly College hereby confirm that they fully support Policy 21 of the Submission Draft Ardingly Neighbourhood Plan, and associated site boundary as detailed within the accompanying proposals map. This is the site specific policy covering the college campus. The policy builds on previous site policy AR3 contained within the 2004 Mid Sussex Local Plan and provides a welcome local emphasis for assessing the ongoing development requirements of the college.</p> <p>During the previous consultation stages the college submitted representations noting that Policy 21 is silent on how any future development proposals outside of this defined central core would be considered. The college would hope that such proposals would still be viewed positively in view of its important economic role in the locality. The college clearly recognises that assessments would be made on a case by case basis taking into account wider visual and landscape impact. As such the college had hoped to see clarification of this point within this policy or its supporting text. Accordingly the college would prefer to see an additional sentence to this effect added at the bottom of Policy 21.</p> <p>Overall the College and their advisors have been fully engaged by the Neighbourhood Plan Group during the production stages of this document and believe this plan to be a sound and effective basis for assessing development proposals within the parish moving forwards. The Submission Draft Ardingly Neighbourhood plan appears to fully comply with the requirements of the National Planning Policy Framework and it is very much hoped that the plan will continue through its independent examination and local referendum for formal adoption.</p>

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15682		Mrs S Chapman			2	28			Support	<p>Policy 2: Spatial Plan for the Parish, page 28</p> <p>I support this policy, but suggest that the 'key views' identified in point v) (last line) should be included as a map in the Neighbourhood Plan itself (as is the case in the Cuckfield Neighbourhood Plan) in order to facilitate checking and due consideration when planning applications are being considered. The Ardingly Landscape Character Assessment does not form part of the Submitted documents, it is a background document commissioned to form part of the evidence base for the Neighbourhood Plan.</p>
15682		Mrs S Chapman			26	51			Support	<p>Policy 26: Wakehurst Place Cycle Route, page 51</p> <p>I support this policy which can help to facilitate this scheme which was first proposed over 12 years ago. It will help to strengthen the ties between Wakehurst Place and the Millennium Seed Bank with the local community and contribute to Wakehurst's vision of 'Conservation in Action'.</p>
15682		Mrs S Chapman			25	50			Support	<p>Policy 25: Bluebell Railway, page 50</p> <p>I support this Policy which in turn supports the proposal by the Bluebell Railway to re-establish the rail link from Horsted Keynes to Haywards Heath passing through the Ardingly Rail Depot. A memo of understanding with the operator makes provision for this. The railway is an important tourist attraction in Mid Sussex and the Bluebell's plans are already underway with clearance of the track and work to the tunnel to the west of the Rail Depot. The proposed western extension of the Bluebell Railway from Horsted Keynes is considered to be a project of key importance and is supported by Mid Sussex District and Ardingly Parish Councils.</p>

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15682		Mrs S Chapman			18	43			Support	<p>Policy 18: Traffic Management, page 43</p> <p>I support this policy which in turn supports measures to reduce traffic speeds and the impact of heavy goods vehicles through the heart of the village, improve pedestrian safety and enhance the village streetscape. In consultations with the local community over many years, the issue of greatest concern is consistently that of the impact of traffic.</p>
15682		Mrs S Chapman			14	40			Support	<p>Policy 14: Assets of Community Value, page 40</p> <p>I support the Assets of Community Value identified in this Policy. All are appreciated by the local community and contribute to its life and diversity.</p>
15682		Mrs S Chapman			8	35			Support	<p>Policy 8: Biodiversity, page 35</p> <p>I support this policy which reflects the large area of nature designated land in the parish. I suggest the wording of the second sentence should be amended to improve clarity, e.g. 'The Plan aims to provide favourable conditions.....'</p>
15682		Mrs S Chapman			7	35			Support	<p>Policy 7: Allotments, page 35</p> <p>I support this policy as there have been no public allotments in the parish for many years and there is a long waiting list held by the Parish Council of residents who would like an allotment plot. A site is now proposed at the entrance to the road leading to the reservoir, referred to in paragraph 4.22 of the Neighbourhood Plan, and in the absence of any other site coming forward closer to the built up area, I suggest that the wording of this policy should be amended as follows:</p> <p>'The Neighbourhood Plan will support proposals for new allotments in the parish provided the land can be accessed and can accommodate adequate off- street car parking.'</p>

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15682		Mrs S Chapman			3	31			Support	<p>Policy 3: Housing Supply and Site Allocation, page 31</p> <p>I support the level of housing proposed in this Policy, notwithstanding a recent appeal decision which granted outline permission for a higher number. The figure of 27 is explained and fully justified in the Housing Strategy background document, part of the baseline evidence for the Neighbourhood Plan.</p> <p>Local Connection (Para 2 of Policy 3) One of the key objectives of the Ardingly Neighbourhood Plan is: “To contribute to meeting the identified housing need for those with local connections to the parish.”(Page 26)</p> <p>Until May 2014, where affordable housing was provided as part of a market scheme in Mid Sussex, applicants with a local connection to the parish were given priority on first letting but thereafter priority was given to those in greatest housing need from across the district.</p> <p>To find a way of meeting our Neighbourhood Plan objective above, other neighbourhood plans were investigated and advice was sought from DCLG and Planning Aid. We got together with the other four Mid Sussex parishes in the High Weald AONB who are preparing Neighbourhood Plans and requested a meeting with Mid Sussex District Council (MSDC) officers to discuss the best approach.</p> <p>Meetings took place in November 2012 and April 2013- see section 3.15 and Appendix Q of the Consultation Statement for details. MSDC agreed to amend the Housing Allocations Scheme so that 50% of the affordable element of a market scheme in the AONB or South Downs National Park, brought forward through a Neighbourhood Plan would be restricted to those with a local connection in perpetuity. The full restriction (i.e. on all affordable</p>

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										<p>units) was included in the Pre Submission Neighbourhood Plan, but led to an objection from MSDC/ Housing Officer and the wording was amended in the Submission document to bring it into line with the District Council's position.</p> <p>The change to the Housing Allocation Scheme was reported to MSDC's Scrutiny Committee in September 2013. The revised Housing Allocation Scheme was confirmed by full Council on Wednesday, 26th March and adopted in May 2014. The extract from the Housing Allocation Scheme that refers to the Special Rules for homes in the AONB or National Park is shown in the box below:</p> <p>Extract from Mid Sussex District Council HOUSING ALLOCATION SCHEME Choice-Based Lettings with effect from May 2014</p> <p>39. HOMES IN AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) OR THE SOUTH DOWNS NATIONAL PARK (SDNP) – special rules</p> <p>39.1 The Council recognises that new developments within AONB or the SDNP that have been brought forward through Neighbourhood Plans are exceptional and intended to meet local housing need. To this end priority will be given to Applicants with a Local Connection to the village or parish where the homes are located, as set out below.</p> <p>39.2 In the case of all first lettings of such developments, priority will be given to Applicants who have a Local Connection with the village or parish according to the rules set out above at 38 that cover First Lettings of a New Housing Development.</p> <p>39.3 In the case of all subsequent lettings of a designated</p>

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										<p>50% of the homes in the development, priority will be given to applicants with a Local Connection with the village or parish as if they were first lettings of such developments. The rules set out above at 38 that cover First Lettings of a New Housing Development will therefore apply to all subsequent lettings of a designated 50% of the homes in such developments.</p> <p>The Neighbourhood Plan Committee has worked extremely hard, along with neighbouring parishes in the High Weald AONB, to persuade Mid Sussex District Council, as Housing Authority, to amend the District's Housing Allocations Scheme in respect of new developments brought forward through Neighbourhood Plans in the AONB.</p> <p>As a result, on sites that are brought forward through Neighbourhood Plans, priority for local people will be granted to all affordable dwellings at first letting and for subsequent lettings to 50% of the affordable homes.</p> <p>This recognises that new development in the AONB, brought forward through Neighbourhood Plans are exceptional and intended to meet local housing need while allowing housing need across the District to be considered and enable a degree of mobility. However any additional sites within the AONB that are not brought forward through Neighbourhood Plans would be subject to the usual allocations arrangements and so would not restrict any affordable homes to people with local connection in perpetuity, thus seriously undermining the Neighbourhood Plan and failing to meet one of its key objectives.</p> <p>The Examiner is urged to confirm that paragraph 2 of Policy 3 will apply to the affordable element of the scheme for 37 dwellings granted outline planning permission at</p>

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										<p>appeal in May 2014. This scheme includes the same site boundary as the site allocation in the Neighbourhood Plan.</p> <p>Public Hearing If there is to be a Public Hearing as part of the Examination, I would like the opportunity to explain to the Examiner the background in respect of the clause in 'Policy 3: Housing' which restricts half of the affordable dwellings to those with local connections in perpetuity and to clarify any points of detail.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
15682		Mrs S Chapman							Support	<p>RESPONSE to Consultation on Submission Ardingly Neighbourhood Plan 29 July 2014</p> <hr/> <p>I am writing to express my support for the policies in the Submission Ardingly Neighbourhood Plan and the accompanying Submission documents.</p> <p>Compliance with Basic Conditions</p> <p>The Basic Conditions Statement demonstrates that the Ardingly Neighbourhood Plan has followed the guidance contained in the National Planning Policy Framework. The Plan accords with the strategic policies of the Mid Sussex Local Plan and has regard to the emerging District Plan. The Plan is compatible with human rights requirements and the obligations of the European Union.</p> <p>Sustainable Development</p> <p>The Neighbourhood Plan contributes to the achievement of sustainable development. The Sustainability Appraisal that accompanies the Submission Neighbourhood Plan was the subject of a scoping report and consultation with Statutory Consultees in spring 2012 to identify appropriate sustainability objectives. The Neighbourhood Plan policies have been assessed against the three strands of sustainability- environmental, social and economic, giving a more complete and rounded assessment than if only environmental objectives had been assessed. This is particularly important due to Ardingly's location in the High Weald Area of Outstanding Natural Beauty (AONB) where development should only take place if essential to meet local needs and great weight should be given to conserving landscape and scenic beauty (NPPF Para 115). Ardingly's location within the 7km safeguarding zone for</p>

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Ashdown Forest also makes it important to assess all aspects of sustainability, plus the fact that the Plan allocates a site for housing.

Ardingly is unusual for a small rural parish in the AONB in the number of major organisations that are located here. Wakehurst Place is part of Kew Gardens and is home to the Millennium Seed Bank, opened in 2000, which is of global significance and contains over 94% of UK native plant species plus over 10% of global plant species. The South of England Showground hosts a wide range of events throughout the year. Ardingly College is a public school and the major local employer. Ardingly Reservoir is popular for fishing, bird watching and a varied water sports with particular emphasis on developing skills for young people. An important aspect of the Neighbourhood Plan has been to understand the needs of these local businesses and develop policies which support them within the context of the AONB.

The provision of affordable housing for those with local connections in perpetuity, policies on allotments, biodiversity, the cycle route to Wakehurst, and proposals for traffic calming are examples of other Neighbourhood Plan policies which focus upon issues of sustainability.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
15682		Mrs S Chapman			6	34			Support	<p>Policy 6: Local Green Spaces, page 34</p> <p>I support this policy which is appropriate as there is additional local benefit to be gained by designation although the land is already protected by its AONB status (NPPG Para 011, Local Green Space). Three of the sites are in private ownership, but in each case the owners were aware of the preparation of the Neighbourhood Plan at the Pre Submission publicity phase in August/September 2013, some months before the supplementary advice in the Planning Practice Guidance was published in March 2013.</p> <p>Butcher's Field lies close to the heart of the village. Its location to the south of Street Lane defines the rural gap between the two distinct hamlets of Ardingly and Hapstead Green, identified in the Small Settlement Characterisation for Ardingly village by the High Weald AONB Unit, 2012 (listed in Schedule of Evidence, page 55 of Neighbourhood Plan). The present community has developed from these two villages and their distinct character types are recognised in the boundaries of the two parts of the Ardingly Conservation Area, designated in 1984 and extended in 1990. The field provides an important outlook from the footpath along Street Lane towards the South Downs. This is identified as a 'key view' in the Ardingly Landscape Character Assessment mentioned in Policy 2. In an appeal decision relating to development of Butcher's Field (May 2014), the Inspector commented:</p> <p>'As the appeal site sits in a prominent site at the heart of Ardingly, the effect would be particularly damaging to the pattern of development, form and structure of the village which are key elements of its character' (Para 4).</p>

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16606		Ms Elizabeth Cleaver	Highways Agency						Support	<p>Thank you for inviting the Highways Agency (HA) to comment on the Ardingly Neighbourhood Plan.</p> <p>The HA is an executive agency of the Department for Transport. We are responsible for operating, maintaining and improving England's strategic road network (SRN) on behalf of the Secretary of State for Transport. The HA will therefore be concerned with proposals that have the potential to impact upon the safe and efficient operation of the SRN.</p> <p>We have reviewed the consultation and do not have any comment at this time.</p>

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16610		Mr John Lister	Natural England						Support	<p>Thank you for consulting Natural England on the Ardingly Neighbourhood Plan (NP). My brief comments are as follows:</p> <p>☒ We welcome reference to policies in the forthcoming District Plan relating to the natural environment, notably: DP9 (Protection and enhancement of countryside), DP13 (High Weald Area of Outstanding Natural Beauty), DP14 (Ashdown Forest SAC and SPA), DP36 (Biodiversity) and DP37 (Green infrastructure); and the associated NP environmental objectives set out under paragraph 3.3.</p> <p>☒ We support the commitment to focus development within settlements (in response to the AONB) and to the specific policies on existing significant sites within the AONB.</p> <p>☒ We recognise the value of “an appropriate and detailed landscaping scheme” for development under policy 3. Whilst the main benefit may be about landscape character, the value of this approach in protecting and enhancing existing habitats and components in the habitat network, would be worth mentioning.</p> <p>☒ We welcome the response to impact on the Ashdown Forest (policy 4 and associated text). Some reference to the Wealden Plan (in addition to the Mid Sussex Plan may be helpful.</p> <p>☒ Policies 21, 24 and 25 should ensure consideration of onsite habitats, corridors and stepping stones, and biodiversity (including use of the site by protected species) Due to the current pressure of consultations on land-use plans, I have not been able to spend the time I would have wished reviewing and commenting on the Plan. Nevertheless, I hope you find these comments helpful.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16665		Mrs Janice Lewis			6	34			Support	I wish to register my wholehearted support for the Ardingly Neighbourhood Plan, and especially for Policy 6, the provision of Green Spaces. These provisions are vital in preserving the village atmosphere given the significant through traffic caused particularly by the Ardingly Rail Depot, Wakehurst Place, the S of E Showground and Ardingly College. Without these open spaces the character of Ardingly would be lost.
16666		Miss Julie Paine	Environment Agency						Support	<p>Thank you for consulting the Environment Agency on the above Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.</p> <p>Together with Natural England, Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:</p> <p>http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>We are pleased to see that the proposed allocation at Standgrove Field has been directed to an area with the lowest probability of flooding in Flood Zone 1. We would also recommend that 'support for development that falls into flood zone 1' be added to the windfall criteria.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16667		Mr Uwe Frohmader			6				Support	I would like to support the local green spaces in Ardingly, especially Butchers Field which is a highly valued field with long views over the South Downs in the heart of Ardingly.
16668		Miss Ava Frohmader			6				Support	I want to save our local green spaces such as the recreation ground and butchers field as it's peaceful with just the sound of sheep.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16669		Mr Mark White			3	54	2.23 / 4.3	posals r	Object	<p>I would like to propose and alteration/restoration to the village boundary. On an earlier village plan the land in question historically has always been within the village boundary, but it seems with the swiipe of a pen on a previous village plan, the proposed land in questioned seemed to have been removed ! and included in a local shaw/woodland which technically is wrong.</p> <p>Historically the land had been made up of four former cottages ago which existed in the 1950's when they fell in to disrepair. A considerable brick and tiled building called oak garages still stands on the former site in question and i would ask for this land to be reinstated back to its original line.</p> <p>The old line can be seen on the map that I have included, I have highlighted the area in question, and included some further documentation and historic evidence from the Ardingly history society .</p> <p>We will be hoping in the future to put planning permission forward to change the existing brick and tile building back to its original two small cottages.</p> <p>I am not asking for any of the ancient woodland to be altered just the land that had been within the village boundary previously.</p> <p>I am aware that all the following policies that are being put forward in the new Ardingly village plan. I will meet any future proposals that I will put forward.</p> <p>4.3 The Neighbourhood Plan will support proposals for windfall development defined as schemes of 6 or fewer dwellings on previously-developed land within the built up area boundary, provided:</p> <ul style="list-style-type: none"> &#61485; the quantum of dwellings and their site coverage will not be an over-development of the plot in relation to neighbouring plot characteristics in respect of built form, massing and building line; &#61485; a satisfactory road access and off street car parking can be achieved; and &#61485; the scheme will not result in the loss of valuable

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										<p>trees, hedges or other natural features that form part of the character of the village</p> <p>Policy 2: A Spatial Plan for the Parish</p> <p>The Neighbourhood Plan directs future housing, economic and community-related development within the parish to the built up area boundary of Ardingly village as defined by the development plan, to build and bolster its role as a resilient Parish community. Development proposals located outside the built up area boundary, for which specific provision has not been made in the Neighbourhood Plan, must be able to demonstrate the exceptional circumstances that justify their impact on the AONB. In this regard, development proposals must specifically address the provisions of the High Weald AONB Management Plan, in respect of:</p> <ul style="list-style-type: none"> i) conserving and enhancing the identified features and components of natural beauty; ii) protecting local distinctiveness, tranquillity, sense of place and setting within the AONB; iii) maintaining the historic settlement pattern and mix; iv) preventing the coalescence of the two historic settlements of Ardingly and Hapstead to the south of Street Lane; and v) protecting key views of the surrounding countryside, as shown in the Ardingly Landscape Character Assessment <p>Policy 3: Housing Supply & Site Allocation</p> <p>The Neighbourhood Plan provides for the development of at least 27 homes in the period 1 April 2013 to 31 March 2031 through a combination of a site allocation and of windfall sites.</p> <p>A site at Standgrove Field is allocated for up to 27 homes in the period 2013-2018, of which 30% will be two and three bedroom affordable home with 50% of the affordable homes being subject to a local lettings policy in perpetuity that ensures their availability for</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>people with a local affordable housing need and a connection with the Parish.</p> <p>An appropriate and detailed landscaping scheme is to be included as a material part to this allocation to ensure that in time the development is able to blend appropriately into its surroundings.</p> <p>The Neighbourhood Plan will support proposals for windfall development defined as schemes of 6 or fewer dwellings on previously-developed land within the built up area boundary, provided:</p> <ul style="list-style-type: none"> &#61485; the quantum of dwellings and their site coverage will not be an over-development of the plot in relation to neighbouring plot characteristics in respect of built form, massing and building line; &#61485; a satisfactory road access and off street car parking can be achieved; and &#61485; the scheme will not result in the loss of valuable trees, hedges or other natural features that form part of the character
16670		Mr and Mrs M&B Lucas				6			Support	<p>We wish to support Butchers Field's proposed status as a Local Green Space within our Neighbourhood Plan. This field has historically formed the natural division between the area around St Peter's Church, Ardingly, and that of Hapstead to the east which now also forms part of Ardingly village.</p> <p>Butchers Field is a natural "oasis" to villagers and visitors alike as they walk along Street Lane. It is the natural green heart of the village, giving a feeling of peace, and an opportunity to enjoy a truly rural view to the South Downs. It is what makes Ardingly special, and prevents it from being just another built up area. We need Butcher's Field to continue to be a (much loved and appreciated) green space.</p>

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16670		Mr and Mrs M&B Lucas							Support	We feel that Ardingly Parish Council has taken into consideration everything that will keep Ardingly as the village we know and love. All the proposals are improvements, from which we residents will benefit, without the rural character of our village being jeopardised. Congratulations and thanks to all concerned.
16671		Mr David Hadden							Support	I am completely in support of Ardingly's Neighbourhood Plan
16672		Mr Will Meldrum			6				Support	I am writing in support of the recently published Ardingly Neighbourhood Plan. In my opinion the Plan contributes to the achievement of sustainable development within this High Weald Parish and carefully balances the needs of the wider District with those of the Village. I am particularly supportive of the designation of Green Spaces within the village each of which are demonstrably special to the local community.
16673		Mr & Mrs D Howell							Support	We are aware that Ardingly Neighbourhood Plan is currently out to consultation and wish to express our support for it. We consider that it provides sufficient new housing for local needs and will provide the necessary protection for the outstanding landscape in which the village is set. It also identifies ways of meeting the economic and social needs of the village and proposes much needed traffic calming.
16674		Mr Henry Clarke	Bluebell Railway		25				Support	Supports very strongly policy 25 and notes policy 20 and the Assets of Community Value. Notes the Safeguarding of the route as per DP17 (now withdrawn) and Policy R14 of Mid Sussex Local Plan 2004.

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16675		J Sloane			6	34			Support	<p>I am writing to support the policies contained in the Ardingly Neighbourhood Plan. It is my view that the Plan contributes to the achievement of sustainable development, balancing the social and economic needs of the Parish and wider District with the environmental constraints of our location in the High Weald Area of Outstanding Natural Beauty.</p> <p>The Plan also meets the three other basic conditions, having regard to national policy, being in general conformity with the strategic policies of Mid Sussex District Council and is compatible with human rights requirements and EU Obligations.</p> <p>In particular I support the designation of Butcher's Field as an area of Local Green Space in 'Policy 6: Local Green Spaces' on page 34 of the Plan. This field is really special to me because it separates and defines the two parts of the village and adds significantly to its setting and character. It has a wonderful air of tranquility, with fantastic views to the South Downs and you know that the sea lies beyond. The footpath that runs close to the south west corner of the field passes through a dark tunnel of trees until it emerges at Butchers field with views back to the village in the distance and the wide expanse of countryside ahead.</p> <p>I request that the Examiner takes my views into account when the Neighbourhood Plan is Examined.</p>
16675		J Sloane							Support	<p>Having read through the Ardingly Plan and attended a number of consultations, I am fully supportive of the plan and its policies</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16676		Ms Wendy Harvey			6				Support	<p>I am a resident of Ardingly and have been for over 20 years. I moved to Ardingly because it is a small village and one of the few remaining villages left.</p> <p>I am writing in support of the Neighbourhood Plan particularly Policy 6 for the designation of Butchers Field, Street Lane, and the other locations mentioned as green spaces. Butchers Field adjoins ancient woodland and has wonderful views to the Downs. This is a significant contribution to the historic and tranquil character of this part of the village, We are in the High Weald Area of outstanding Natural Beauty and we must do all we can to protect it; our wildlife which is the home for sheep, deer, badgers, foxes, bats, kestrels and many others too many to mention. I hear the owls calling at night, there are also grass snakes, one was in my greenhouse the other day and large numbers of wildflowers, there are wild orchids growing nearby, all of which would be lost forever. The land east of the High Street is popular for walking and the Recreation Ground is a very important community area for walking, cricket, football, small local fairs, etc. Oaklands Green is a lovely open area at the heart of the village which has seating areas where you can sit and enjoy the peace.</p> <p>Any development would endanger the loss of individuality to Ardingly with boundaries disappearing between Lindfield and Haywards Heath and with the character of our village being completely lost. Our beautiful village and its open spaces must be protected at all costs and proposals for any development must be resisted. Bearing in mind the amount of building that has gone on and is going on in Lindfield and Haywards Heath, surely it is not necessary to ruin our small beautiful village, after all people do like to visit and walk around Ardingly and it's wonderful countryside, there have to be some places left for leisure and peace away from the hustle and bustle of towns.</p>

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16677		Mr Michael Brixey							Support	I am broadly supportive of the Ardingly NP. Although felt it did not support rural employment and affordable housing sufficiently.
16678		Mr Jonathan Aloof							Support	I am writing in support of the published Ardingly Plan The plan contributes to the sustainable development within this Parish
16679		Mr Don Walker							Support	I wish to add my Whole Hearted Support for this Neighbourhood Plan. I was a Parish Councillor until the end of 2013 and had to resign for personal reasons. I therefore was totally involved in the obtaining of evidence, reasoning and writing of this PLAN during the previous two years. The time,effort ,analysis ,recording and writing was enormous. The detail is impeccable. The effort put in by the whole Parish Council together with many of the parishioners to make this the best plan possible for the benefit of the community and the next years to 2031 has been exceptional and we all hope will be recognised in its success in approval. With great recommendation for approval
16680		Mrs Kina Aloof							Support	I am writing in support of the above Neighbourhood Plan for Ardingly which helps to protect and limit the future development within the parish of Ardingly.
16681		Mr and Mrs Mark & Sue Chester							Support	I am writing in support of the published Ardingly Plan. The plan contributes to the sustainable development within this Parish.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16682		Mr Joe Overy							Neutral	<p>1. Whilst I accept the general principles of the Neighbourhood Plan which is extremely comprehensive and therefore impossible to digest fully, I wish to comment on the following, (some small corrections); obviously there are some updates required.</p> <p>2. The photograph 'Approach to Ardingly' is looking north away from the Village.</p> <p>3. Since the Plan was published The Oak public house is now closed but the ' Gallery Cafe' and adjoining shop 'SF Tailoring' are occupied and open for business.</p> <p>3. In the survey top priority is traffic calming. Having lived in Ardingly for 38 years, I have witnessed much discussion, Village Plans, Local plans, Regional Plans, Surveys, Traffic Censuses, at Parish, District and County Council levels. Apart from extensions of the 30mph restrictions and introduction of a 40mph limit north of the Village, with the obvious increase of traffic over the years, a subsequent large increase of the number of vehicles exceeding these speed limits is apparent with particular high speeds in the 30mph zone from the bottom of the High Street on Lilndfield Road. Little has been done to deter speed, nor enforcement of speed limits, and nothing has been achieved. What will change from the Neighbourhood Plan?</p> <p>4. Many thousands of pounds were spent on resurfacing the footway from 'The Garderners Arms' to , ' Bawtry', which has since become a parking area for residents vehicles in Little London. In future preference should be given to the repair and maintenance of the footways on the west side of the road from the Recreation Ground to Tillinghust Lane and the footway on Street Lane up to the Church.</p> <p>5. Mention is made of grass cutting of verges - this year it appears non-existent in some areas.</p> <p>6. Following the regrettable approval of outline planning permission of Standgrove Field following appeal no further development should be allowed within the Parish apart from in-filling. I quote from The Mid Sussex Local Plan of</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>May 2004. 'Local Plan Aims The Protection and Improvement of the Environment 2.20 The Local Plan attaches great weight to the protection and improvement of the urban and rural environment of Mid Sussex, the quality of life which residents and visitors enjoy, and the conservation of its natural and created resources. This means precluding development which destroys or unacceptably damages the environment. The Plan aims to protect and strongly resist development within the countryside particularly those areas of special qualities such as the best and most versatile agricultural land, Areas of Outstanding Natural Beauty and Strategic and Local Gaps. The loss of wildlife habitats and corridors will also be resisted.' This is particularly relevant to Ardingly and should be strictly adhered to in the future.</p>
16683		Mr Paul Burr				6			Support	<p>I am writing in support of the recently published Ardingly Neighbourhood Plan.</p> <p>In my opinion the Plan contributes to the achievement of sustainable development within this High Weald Parish and carefully balances the needs of the wider District with those of the Village. I am particularly supportive of the designation of Green Spaces within the village each of which are demonstrably special to the local community.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16684		Ms Claire Knight			6				Support	<p>We understand that the Ardingly Neighbourhood Plan is currently undergoing its consultation with Mid Sussex District Council and we would like to submit our feedback for consideration by the Examiner.</p> <p>I fully support the policies of the submission Ardingly Neighbourhood Plan and my main reason is because the plan proposes to protect various green spaces within the village and in particular land known as Butchers Field located along Street Lane, Ardingly, West Sussex which was recently proposed for a housing development and subsequently turned down at Appeal. I understand that that Ardingly Plan will continue to protect this valuable asset of the village.</p> <ul style="list-style-type: none"> • We strongly support the inclusion of Butcher’s Field in Street Lane, Ardingly as an area of Local Green Space in Policy 6 of the Submission Ardingly Neighbourhood Plan. • Butcher’s Field has been greatly valued by the local community of Ardingly over many years. There is a wide range of evidence to justify the field’s designation as an area of Local Green Space. • Butchers Field is clearly shown on historic maps as a single large field bounded by Butchers Shaw and the boundaries of this field are largely extant on all sides. The field is part of the inherited pattern of small irregular fields and shaws that are particularly characteristic of the High Weald. • Views across Butchers Field look south over five levels of rolling countryside to the South Downs • This is a green space that provides our community with much more than just a view. It connects people with nature, provides education, farming, and appreciation of wildlife and gives us a wonderful sense of space and wellbeing. <p>Thank you for taking these points into consideration.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16685		Mrs Madeleine Burr				6			Support	<p>I am writing in support of the recently published Ardingly Neighbourhood Plan.</p> <p>In my opinion the Plan contributes to the achievement of sustainable development within this High Weald Parish and carefully balances the needs of the wider District with those of the Village.</p> <p>I am particularly supportive of the designation of Green Spaces within the village each of which are demonstrably special to the local community.</p>

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16686		Mr & Mrs J & T Bowles			6				Support	<p>We are writing to register our views to protect Butchers Field with it's status as a local green space within our community.</p> <p>Having lived in the area for over 10 years and deliberately leaving the hustle and bustle of London, we cherish the tranquillity and beauty of the area and to loose Butchers field would be a tragedy.</p> <p>In this time due to sat navs etc the traffic has already more than doubled using West Hill and Back Lane. The drivers are always driving too fast, constantly tooting horns with little respect for local traffic . . we have had accidents where we have been knocked off our bike, almost run over when jogging, extremely scary horse riding incidents . . in fact our children are almost too scared to go to certain parts of the road, punctures from being forced off the roads in areas with no layby (which we do not want rectified as it will encourage the traffic to speed up even more), and on a daily basis abused by rat runners who want us off the roads. Traffic obviously has increased dramatically since the opening of the junction 10A off the M23.</p> <p>The point being that there just isn't the infrastructure to cope with this added traffic from the village on our single lanes. It would be a tragedy for these back roads to become main roads to cope.</p> <p>More importantly, having the field there leaves the last area of what it once looked like in the village. It would change it beyond recognition and scar a very beautiful part of the community. It would put an extra burden on the infrastructure that has already increased.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16687		Mr Roger Harris			6				Support	<p>Comment a- Standgrove Field</p> <p>I confirm my support for the Neighbourhood Plan and in particular the inclusion of the Eastern portion of the above field (approx 25% of the field after the proposed development is carried out) as a Local Green Space. The remaining portion of the field is adjacent to ancient woodland and is important to support wildlife</p>
16687		Mr Roger Harris			6				Support	<p>I am writing to reconfirm my support for the Neighbourhood Plan for Ardingly and to state my view that the above field (Butchers Field) should be kept as a green space because of its value to the village for environmental, bio diversity and appearance reasons.</p>
16688		Mr Robert Sloane			3 and 6				Support	<p>I am writing to express my support for the Submission Ardingly Neighbourhood Plan.</p> <p>It is my view that the Plan contributes to the achievement of sustainable development in the parish. It is in general conformity with the strategic policies of the Local Plan, pays appropriate regard to government policy and is compatible with EU obligations and human rights legislation.</p> <p>I support the level of housing proposed in the Plan in Policy 3: Housing Supply and Site Allocation on page 31 as being appropriate for a small village in the High Weald AONB. I also support Policy 6: Local Green Spaces on page 34 of the Plan. Butcher's field plays a key role in defining the separate elements of the village and there are wonderful views from Street Lane across the field towards the South Downs which contribute greatly to the character of the village. The eastern part of Standgrove field is also appropriate as an area of Local Green Space, being close to ancient woodland and the High Weald Landscape Trail.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16689		Ms Wendy Bearchell			6				Support	I support the suggestion that Butchers Field's status should be a Local Green Space as it is a green area at the edge of the village, which makes a natural boundary. Please do not let Ardingly become another Lindfield and be joined to Haywards Heath. If Butchers Field is developed it will reduce the 'green belt' between the village and the town and eventually spoil the character of both.
16690		Ms CR Fleming			6				Support	<p>I'm writing to express my support for the Ardingly neighbourhood plan and in particular Policy 6 pertaining to Butchers Field's proposed status as a Local Green Space within the Neighbourhood Plan.</p> <p>Butchers Field is important as local green space that should not be subject to development for a variety of reasons:</p> <ul style="list-style-type: none"> • It provides wonderful views across the South Downs from the heart of Ardingly village. • It brings the rural setting of Ardingly into the village and so establishes the rural character of the village. • The two Ardingly Conservation Areas are significantly enhanced by their proximity to this rural and pastoral space. • It is highly valued by the Ardingly village community for the tranquillity and sense of open space that it provides. • It must be preserved to safeguard the important habitat it provides to fauna and flora. <p>Given the damaging impact on the High Weald ANOB and the Ardingly Conservation Areas, its location outside the designated built up area and the environmental harm that would result, development must surely be in contravention of MSDC policy. Therefore I recommend MSDC support Policy 6.</p>

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16691		Ms C de Klee				6			Support	<p>I hope that there is going to be green space left for the habitat of wildlife and plants and natural species in this field (Standgrove Field) where development is going to take place. Too much building spoils the natural plant and wildlife attraction of the area.</p> <p>Additional Comment (a): I do hope that Butchers Field will have green space left for wildlife and nature to thrive. This part of Sussex is an area of outstanding natural beauty.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16692		Ms C Knight	Butcher's Field Action Group		6				Support	<p>1. Support for the Neighbourhood Plan The Butcher's Field Action Group supports the policies of the Submission Ardingly Neighbourhood Plan.</p> <p>The Plan has been the subject of effective public consultation and has involved the collection and assessment of extensive baseline evidence. The Plan contributes to the achievement of sustainable development through a range of policies which seek to balance the needs of residents and local businesses with those of the wider District and our location in the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The Plan meets the basic conditions in that it also has regard to national policy contained in the National Planning Policy Framework, is in general conformity with the strategic policies of Mid Sussex District's Development Plan, and is complatible with human rights requirements and European Union obligations.</p> <p>2. Support for Policy 6: Local Green Spaces, page 34 We strongly support the inclusion of Butcher's Field in Street Lane, Ardingly as an area of Local Green Space in Policy 6 of the Submission Ardingly Neighbourhood Plan.</p> <p>Butcher's Field has been greatly valued by the local community of Ardingly over many years. There is a wide range of evidence to justify the field's designation as an area of Local Green Space.</p> <p>3. National Guidance The National Planning Policy Framework 2012 proposes in paragraph 76 that local communities through Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them.</p> <p>Paragraph 77 sets out the criteria where this designation can be used and their relevance to Butcher's Field is</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>explained below. The National Planning Practice Guidance published in March 2014 provides further clarification and detail.</p> <p>The land is already protected by AONB designation but we consider that there is additional local benefit to be gained by the designation of Butcher's Field as Local Green Space. This local benefit arises from the field's location close to the heart of the community and its key position as the last remaining rural gap between the two historic hamlets of Ardingly and Hapstead.</p> <p>An appeal in respect of residential development at Butcher's Field was dismissed in May 2014 (copy attached at Appendix A). The Appeal Inspector made a number of statements relating to the character and appearance of the area which support the reasons the land is identified as a Local Green Space. Some of her observations are repeated in italics below.</p> <p>4. Close proximity to community Butcher's Field lies to the south of Street Lane, the thoroughfare that links the two parts of the village- the eastern end is linked with St Peter's Church, and the western end is linked with facilities such as local shops, pubs and recreation ground.</p> <p>The Appeal Inspector commented in paragraph 4 of her Decision Letter: "As the appeal site sits in a prominent site at the heart of Ardingly, the effect would be particularly damaging to the pattern of development form and structure of the village which are key elements of its character."</p> <p>5. Local significance- history and character Butcher's Field is located in the gap between the two historic hamlets of Ardingly (an Agglomeration) centred around St Peter's Church, and Hapstead Green (an</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>Irregular Row) which originally developed along the High Street. The two settlements have different characters and their patterns can be identified by the boundaries of the two elements of the Ardingly Conservation Area, originally designated in 1984.</p> <p>Butchers Field is clearly shown on historic maps as a single large field bounded by Butchers Shaw and the boundaries of this field are largely extant on all sides (except for a small incursion by development on Munnion Road). The field is part of the inherited pattern of small irregular fields and shaws that are particularly characteristic of the High Weald.</p> <p>Map of Butchers Field circa 1850.</p>
										<p>The photographs of Butchers Field are from 1955 and 1988.</p> <p>☒</p>
										<p>The Appeal Inspector commented in paragraph 3: “Although the old villages have largely coalesced with almost continuous development to the north of Street Lane, the appeal site is part of the open, agricultural land along the south of Street Lane separating the original villages.”</p>
										<p>6. Local significance- views and natural beauty Views across Butchers Field look south over five levels of</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>rolling countryside to the South Downs.</p> <p>The Ardingly Landscape Character Assessment of July 2012 was undertaken by Hankinson Duckett Associates as part of the compilation of evidence for the Neighbourhood Plan. Plan HDA 6 identifies the view across Butcher's Field from north to south as one of nine 'Key Views' around the village. The landscape analysis of Character Area 16 which includes Butchers Field is attached at Appendix B.</p> <p>The long distance views across the field towards the South Downs which contribute to the setting of the village are highly valued by residents. The Appeal Inspector makes reference to this in paragraph 7:</p> <p>"The site is in a prominent and well used part of the village and adverse visual effect would be significant as it would be experienced by numerous local residents using Street Lane and those living opposite the site. The proposed planting, cone of view and viewing point would not compensate for the loss of the existing highly valued, uninterrupted views across the field from an easily accessible public vantage point."</p> <p>7. Local significance- recreational value Although no public footpaths cross the field, there is a right of way within the field along the eastern edge, leading to the land to the south.</p> <p>Street Lane runs along the northern boundary of Butchers field with views across it to the South Downs. It is a busy pedestrian route, used by parents and children on their way to and from school and by others walking to St Peter's Church or local shops.</p> <p>Footpath 20Ar which passes close to the south west corner of Butcher's Field, is a popular route leading from Church Lane to College Road and forms part of a</p>

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										<p>frequently used cross country running trail. Walking east along the footpath from where it leaves Church Lane there are no houses, the footpath is entirely rural in character along its length and affords open views into Butchers field as it leaves the woodland corridor and enters rolling pasture with an unspoilt panorama of countryside to the South Downs.</p> <p>On a foggy autumn day in November, pedestrians were asked their feelings whilst walking along Street Lane past Butchers Field. Here are their comments:</p> <p>“Lovely view – Would be upset to loose it as we can see Haywards Heath’s lights.”</p> <p>“Lovely view – I like hearing the birds and showing the children the countryside in different weathers.”</p> <p>“Would be very sad to see building.”</p> <p>“I would like this small street to be protected as a lane that leads on to a primary school and church.”</p> <p>“I think country feeling and views.”</p> <p>“Tranquil.”</p> <p>“Beautiful.”</p> <p>“I love the view - Would miss it if it wasn’t there - Keeps us in touch with the seasons.”</p> <p>“We like living in a peaceful village.”</p> <p>“Enjoy view – Sets the place in context.”</p> <p>8. Local Significance- tranquility and richness of wildlife Butcher’s Field is a green space that provides our community with much more than just a view. It connects people with nature, provides education, farming, wildlife and gives us a wonderful sense of space and wellbeing.</p> <p>The Neighbourhood Plan aims to deliver a healthy natural environment for the benefit of everyone and safe places which promote wellbeing. To achieve this its policies aim to conserve and enhance the natural and local</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>environment by protecting valued landscapes such as Butchers Field and minimise impacts on biodiversity.</p> <p>Butchers Field provides a natural area and wildlife corridor nestled between the ancient woodland of Butchers Shaw and other habitats in close proximity, including an area of deciduous woodland which was established in 2001 and now has significant wildlife value.</p> <p>It is part of an ecologically coherent network of habitats and is crucial to maintaining the current range and diversity of flora and fauna. UK Biodiversity Action Plan species identified on Butcher’s Field include crested newts, bats, hedgehogs and many species of birds. In recent years the wildlife in the area has shown significant signs of improvement in diversity since much of the land within 1 km radius of Butchers Field is receiving specific public funding in order to benefit wildlife. In addition, recently the field has been left to grow naturally and subsequently the wildlife will have improved. All of the fields in the area, including Butchers Field, have been in a low input permanent pasture farming system for over ten years.</p> <p>The Appeal Inspector states in paragraph 6: “The rural appeal site is a component of a much wider area of open countryside which by its nature offers an intrinsic sense of peace and tranquility, a key component of the AONB.”</p> <p>9. Local in Character The field holds a particular local significance to the character of the village which was established long before the houses on Street Lane were developed. Its special landscape character was identified by the Planning Inspector who considered objections to the Mid Sussex Local Plan. Following his report, the Mid Sussex Local Plan, statutorily adopted in 2004, makes special mention of the land south of Street Lane: ‘Paragraph 17.4: A built-up area boundary is defined for</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
										<p>Ardingly which seeks to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development. The boundary seeks to prevent coalescence between the different sections of the village and so excludes greenfield sites on the edge of the village including the area to the south of Street Lane.'</p> <p>The field is bounded by ancient woodland to the east, protected trees along Street Lane and overgrown hedgerows to south and west. While the field forms part of the wider AONB rural landscape, its character is local in character. The Appeal Inspector states in paragraph 12: "The harm to the character and appearance of the village would be of a very high order as it affects the long term pattern of development within the village."</p> <p>10. Demonstrably Special to the local community Development on Butcher's Field was first proposed in August 1988. A public meeting at Hapstead Hall on 8th August was attended by '200 angry residents' (quoted from Mid Sussex Times Newspaper article 12th August 1988).</p> <p>In response to a planning application for 35 dwellings submitted in October 2011:</p> <ul style="list-style-type: none"> • 250 letters of objection from parishioners sent to Mid Sussex DC • 6 letters of objection sent to Mid Sussex DC from professional bodies • 185 residents signed petition against the development • 153 people attended initial consultation on 4th Aug 2011, • 159 people attended second consultation on 8th Oct 2011 • Circa 180 residents attended Open Meeting on 8th Sept 2011 • 193 Letters and comments on website • 170 Village Questionnaire comments regarding development • Ardingly Parish Council objected to the proposal.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments																											
										<p>• Recommended for refusal and refused by Mid Sussex DC in Feb 2012.</p> <p>This refusal was supported by Andrew Shaw Policy Manger at High Weald AONB Unit who stated ‘the development of 35 houses changes the character of the AONB from undeveloped open countryside to urban built form, a fundamental change and significant landscape impact’. He went on to state ‘The design and layout or other ‘mitigation’ measures can in no way ameliorate this basic and fundamental change’ and ‘Such a change can in no way conserve and enhance the landscape – it only destroys it.’ Dated 17th November 2011</p> <p>Stuart Meier, Director of CPRE Sussex, objected to the application on the following grounds: ‘Impact on the character of this attractive area of countryside, which forms part of the High Weald AONB, and on the character and setting of Ardingly.’</p> <p>The Butchers Field Action Group holds a database of 320 residents who support protecting the field. Supporters funded representation at the Public Inquiry in March 2014 against the proposal for residential development.</p> <p>Support for Butchers Field has come from all over the village. The following table illustrates the strength of support from across the parish:</p> <table border="1"> <thead> <tr> <th>ROAD</th> <th>Households</th> <th>BF Supporters</th> </tr> </thead> <tbody> <tr> <td>Ardings Close</td> <td>23</td> <td>18</td> </tr> <tr> <td>Church Lane</td> <td>23</td> <td>17</td> </tr> <tr> <td>College Road</td> <td>85</td> <td>23</td> </tr> <tr> <td>Fairfield Close</td> <td>5</td> <td>10</td> </tr> <tr> <td>Gowers Close</td> <td>45</td> <td>10</td> </tr> <tr> <td>High Street</td> <td>53</td> <td>19</td> </tr> <tr> <td>Hobdens Lane</td> <td>4</td> <td>1</td> </tr> <tr> <td>Holmans</td> <td>36</td> <td>23</td> </tr> </tbody> </table>	ROAD	Households	BF Supporters	Ardings Close	23	18	Church Lane	23	17	College Road	85	23	Fairfield Close	5	10	Gowers Close	45	10	High Street	53	19	Hobdens Lane	4	1	Holmans	36	23
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										Lindfield Road337 Loders102 Lodgelands81 Munnion Road4825 Oaklands173 OTHER/Unknown/Out of village30 Paddockhurst Lane43 Price Way712 Priceholme212 Selsfield Road337 Stanbridge Way81 Standgrove Place43 Street Lane3527 The Close189 Withylands View52

Responses to the consultation on the Pre Submission Neighbourhood Plan in September 2013 included 65 comments of support for 'Policy 6: Local Green Spaces', 33 of which made express reference to Butchers Field (see Appendix U to Consultation Statement, pages 21 to 24 inclusive).

11. Conclusion

It can be seen that Butcher's Field is demonstrably special to the community of Ardingly. It meets the criteria in paragraph 77 of the National Planning Policy Framework for designation as Local Green Space in the Neighbourhood Plan. The Examiner is requested to confirm its retention in Policy 6.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16693		Mr Philip Knight			6				Support	<p>We would like to take the opportunity to support the designation of the Local Green Spaces identified in Policy 6 of the Ardingly Neighbourhood Plan, which we understand is currently undergoing consultation with Mid Sussex District Council.</p> <p>As a village I feel it is important to show that these green spaces in our village are special to us and are worthy of protection from the Plan particularly as the land known as Butchers Field located along Street Lane, Ardingly, West Sussex was recently proposed for a housing development and subsequently turned down at Appeal. I understand that that Ardingly Plan will continue to protect this valuable asset of the village and therefore fully support it.</p> <p>Thank you for taking my points into consideration.</p>
16694		Ms J Fulton			3				Object	<p>I understand that there are plans to develop the whole of Standgrove field. This would be a tragedy. This beautiful green field is precious to all that use it. The traffic on College Road would increase significantly and the impact on the whole of the village would change it forever.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16695		Ms and Mr J and G Fairhall and Biggs			6				Support	<p>Re: POLICY 6, NEIGHBOURHOOD PLAN LAND AT: BUTCHERS FIELD,STREET LANE, ARDINGLY, WEST SUSSEX</p> <p>We wish to formerly object strongly if there is a re-appeal made by Collingwood Neptune Ltd and the proposed housing development on Butchers Field, Ardingly as we feel the rural aspect of the village will be lost. It is a designated area of 'Outstanding Natural Beauty' where the aim is to conserve and protect the countryside, habitat and wildlife. This green field site with it's views to the South Downs is very valuable to the people living in Ardingly.</p> <p>We feel this will also set a precedent for further development in the village and adjacent land making it no longer a picturesque village, the reason why people live here and not in a town like Haywards Heath. Surely infilling and conversions would be much more suitable for a small village like Ardingly.</p> <p>We trust you will take all these problems into consideration when deciding whether to grant planning permission for this development.</p>
16696		Mr S Marsh			3 and 6				Neutral	<p>We want to make sure that the green space promised in Standgrove Field is maintained.</p> <p>We have already lost the battle for two thirds of our beautiful field. Enough is enough surely?</p>
16697		Mrs Berrows			3				Object	<p>I understand a need for more houses but what about our beautiful countryside once developed on will be no more.Ardingly is such a lovely village and Standgrove field hosts alot of wild life and wonderful views ,to build more houses then is really needed is a big mistake for those greedy developers who are NOT thinking of US villagers and the impact it will have on the roads,the local school ST Peters,and our whole enviroment.Please do not let any more houses be approved on this land</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16698		Ms G Dawson			6				Support	<p>As an Ardingly resident I am writing in support of our submitted neighbourhood plan. The local parish councillors consulted the villagers well, even though at times some of these meetings were covering difficult topic matters with the potential for controversial outcomes. I believe the result is fair and appropriate and expresses the correct consensus of opinion.</p> <p>I would particularly like to comment on Policy 6, that of local green spaces. Much public debate was had on the areas for development and green spaces. I attended a meeting where over 100 people arrived unexpectedly to express concern over the potential for development on an area of land that has become known as Sweet Shop Field, east of the High Street. This particular area caused great concern as it's a slice of green field, edged by ancient woodland and crossed by a public footpath and is a gateway to amazing countryside to the east of the village. A footpath that is well utilised by many residents.</p> <p>My house backs on to this field so it would be unfair of me to say that I didn't have bias, but not for no reason. Our house is over 500 years old and I would be campaigning against any development that changed the rural setting of the house and I'm sure English Heritage would be interested to know of such plans. I appreciate that any development area will cause concern to any resident who may be affected and it was, I'm sure, an unenviable task of the parish council to make a good sound decision on areas for development and green space. I think the inclusion of this field as a designated green space which is so well utilised by many villagers, will go some way to negate the choice of land for development. In any event I think this field met all the criteria listed for a designated green space and any development here would require massive infrastructure and destruction of woodland etc that it is unlikely to attract developers that would be able to justify a development containing appropriate housing and would</p>

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										<p>only pay for itself with larger luxury developments which isn't how this village will sustain its residents needs for affordable housing.</p> <p>The designation of so may green spaces highlights the individual feeling of our village which is a tight and supportive community surrounded by countryside. For those of us who have made the choice to live in a village with poor transport links the rural setting and location compensates in abundance.</p> <p>I do hope that MSDC accept our neighbourhood plan and put it forwards for the villagers to vote on.</p>
16699		Mrs Sheri Simpson			6				Support	<p>I would particularly like to support the proposal that Butchers Field is maintained as a green space within the village as set out in the submission. This is important to me as it maintains the separation of the two areas of the village which protects the character of the area, landscape and the wildlife networks and biodiversity.</p> <p>The allocation of other green spaces within the village are also supported.</p>
16700		Mr and Mrs Palmer			6				Support	<p>I would like to add my support of the local Neighbourhood Plan and put forward that Butchers Fields should be included as a Local Green Space. The reason for this is that the field is demonstrably special and holds particular local significance, because of its beauty, historic significance, recreational value, tranquillity and richness in wildlife. This green area is local in character and makes an important contribution to the feeling of space and gives a wonderful view of the downs that you really enjoy looking at. It is not just a piece of field - it creates much more than that to the village.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16701		Ms Melanie Stafford				6			Support	<p>I wish to show my support for the Butchers Field proposed status as a Local Green Space within the Ardingly Neighbourhood Plan .</p> <p>We as a community have fought long and hard and more than once to keep Butchers field a green space, to me its extremely important.</p> <p>I have lived in Ardingly most of my life, as a child I played in the fields, climbed the trees , watched and wondered at the wildlife and felt very lucky to have grown up in this lovely rural village which on the whole hasn't changed much over the last 50 years. Its something that I want to ensure that the future generations can experience.</p> <p>The status of Butchers field should be that of a local green space, its a small field in a quiet and tranquil part of the village, next to Ancient woods, where there is lots of wildlife, including the great crested newt . There is a small population in the next field.</p> <p>Please grant this small field as a local green space , we will all benefit for years to come.</p>
16702		Mr and Mrs H & R McCleery				6 and 3			Support	<p>I am writing to inform you that I am one of many residents who feels strongly about the Standgrove Field. Apparently there is some confusion about how much of this field has been ear-marked for development,and how much for 'Green Space'. Having attended some sessions of the Public Inquiry on this issue,a few months ago,I am astounded that there could be confusion on so salient a point!.</p> <p>This matter aside,I would like to re-inforce the groundswell of opinion on this issue,that the area (one quarter,I believe) of this beautiful and historic space should remain undisturbed ,in perpetuity. We enjoy walking in this area,and involving our children in noticing the abundance of wildlife that can easily be observed there</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16703		Ms Julie Handley			6 and 3				Support	<p>You must not allow the whole of Standgrove Field to be built on. This field and the woods are full of wildlife and beauty. I have lived in Ardingly for 20 years and I use this field and woods to either take my dog for a walk or go for a stroll all year round.</p> <p>Yes if the field must, for some unknown reason, be built on then so be it but leave the eastern side and the woods alone. This is for the villagers who live that end of Ardingly.</p>
16704		Mr M Sinfield			6				Support	<p>Please accept this email as recognition that I support the proposed Butchers field status as a "green space".</p> <p>Due to the planning permission being granted on the Standgrove field I believe that the village needs to be able to hold on to areas such as the Butchers field due to its beauty, historic significance, recreational value, richness in wildlife and tranquillity.</p> <p>It must also be mentioned that the impact that any Standgrove developments might have on the village need time to be established and become a fundamental part of the village. Having two similar developments will have a huge impact on the village and may indeed segment the village.</p> <p>The village community must be preserved and cared for and must be considered in every potential planning application.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16705		Ms J Cooper			3 and 6				Support	I understand today you will be making the final decision on Standgrove field Ardingly. We the residents have been informed that the development was for only a part of this field and the remainder will be left as a green space for the village. Today I have been informed that you plan to give permission for the whole field to be developed, if this is so then Ardingly residents have been at best miss informed and at worst lied to by their local Councillors. There has been for a number of years discussion regarding allotments for the local people and there is a waiting list for these, would this not be the ideal time to allocate this space to them and try to appease some of the residents of Ardingly who feel their opinion on this development has been totally ignored by our local Councillors. This would also be of benefit to the abundant wildlife that lives in the wood next to this field.
16706		Mr Steven Hochkins			6				Support	I write to affirm my support of Policy 6 of the Ardingly Neighbourhood Plan in which Sweet Shop Field and other areas are designated as green spaces. I feel we have a duty to preserve these spaces for future generations and that we must resist any development in these areas.

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16707		ZR Hamilton			6				Support	<p>I write to you to support the Neighbourhood Plan and support Butchers Fields proposed status as a Local Green Space within the Neighbourhood Plan.</p> <p>I support Policy 6 in the Neighbourhood Plan.</p> <p>This special field is important to the whole community NOW AND IN FUTURE TIMES and should be included as a Local Green Space.</p> <p>It holds particular local significance because of its beauty, historic significance, recreational value, tranquillity or richness in plant and wildlife and where the green area is local in character and not an extensive tract of land. This is particularly important for the wildlife, bees, butterflies, insects, plantlife and of course an important rural space for the whole community, without which there would be no peaceful wild area within the village now and for future generations to come.</p> <p>Although the development has been turned down at Appeal, the developers will have another opportunity in the future to apply for planning permission SO PLEASE FIND ATTACHED IMPORTANT REASONS WHY THIS SHOULD NEVER BE ALLOWED TO BE APPEALED TO SECURE THIS SPECIAL LAND NOW AND IN THE FUTURE, ESPECIALLY FOR THE CHILDREN AND FUTURE GENERATIONS.</p> <p>Butcher's Field, Street Lane, Ardingly, Sussex Ref: APP/D3830/A/12/2172335/NWF I strongly object to the above proposed development. OBJECTIONS AS FOLLOWS:</p> <ol style="list-style-type: none"> 1. It is 'Outside designated built-up area of the village. 2. This does not provide 'locals' with housing as these 'proposed' houses have already been allocated for private dwellings and for Housing Association applicants these will not be for 'local' residents as waiting lists for housing is not exclusive to Ardingly. This statement is

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										<p>misleading/untrue.</p> <p>3. The scale of this development is far too large for the village.</p> <p>4. Ardingly Parish Council members are a minority group and DO NOT represent the majority views for the whole village.</p> <p>5. Any biased views they may have in favour of the proposal should not have any bearing on the final decision whatsoever.</p> <p>4. If discussions/proposals/deals have already been made with the Housing Association then this is surmount to bribery as a financial gain/reward would have been offered.</p> <p>5. This will considerably lower the value of the homes in Street Lane and the village. – Have compensation packages been proposed by the developers to pay to these residents/home owners?</p> <p>6. If the developers have offered Ardingly Parish any monies or financial gain, even if under the guise of providing extra village facilities and services that would be needed could not this not be construed as bribery?</p> <p>7. If the developers have already consulted St Peters school regarding the expansion of the school to cater for the extra children in the village, why have they not also put forward proposed financial donations towards all other facilities needed to cater for the extra residents, including Highways for widening of Street Lane, GP surgery, youth centre and other facilities.</p> <p>8. This will seriously impact on the village ie. Utility supplies, telephone cables/poles sewage, drainage, water supply, gas supply and electricity supply.</p> <p>9. Residents (especially the Holmans and Street Lane residents) will experience serious disruptions and inconvenience including access to their homes whilst road widening is in process and heavy lorries toing and froing, dust and mud issues, noise issues for a prolonged period of time. The increased heavy traffic and lorries will cause</p>

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										<p>even more accidents and potential fatalities especially SCHOOL CHILDREN.</p> <p>10. The development will have to include major road development plans for the widening of Street Lane – Highways Department will have to agree to widening as Street Lane is on an incline at that particular spot and the road is treacherous at the best of times, but WINTER will prove to be fatal. Last year at least two cars crashed into the ditch and telegraph post at that particular spot as the road is on a steep incline. The icy road cannot support this level of traffic.</p> <p>11. This will dramatically change the character of the village.</p> <p>12. Trees will be felled and changed the character of the area.</p> <p>13. The village is already congested – this will seriously impact on residents and parking.</p> <p>14. There is already a substantially large Holmans and Gowers Close estate, owned by Downland Housing Association so the excuse that this will provide cheap housing for locals is obsolete. Local residents seeking HA properties will not necessarily be allocated any of these properties as they will legally be obliged to give them to applicants who have been on the list for years first.</p> <p>15. The infrastructure needs ie., expanding the village school, financing doctor's surgery, road widening, water usage/maintenance, sewage etc., far outweighs ANY advantage this development purports to provide.</p> <p>16. Street Lane has treacherous road conditions in the winter. Icy road on a very steep incline with many road accidents, especially at the proposed site. The increased traffic will cause even more accidents and potential fatalities.</p> <p>17. This will have a detrimental knock-on effect in the village ie. The school and parking around the school – that being the Downland Housing Association's (now Affinity Housing) residential car park in front of St. Peters school.</p> <p>18. Affinity Housing residents will be seriously</p>

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										<p>compromised and the noise and building works will be dreadfully disruptive.</p> <p>19. More disruption ie., mud distribution, building dust and general disruption, roadworks, traffic lights and general safety of the building site on such a steep incline.</p> <p>20. There is a scanty public transport service and a substantial contribution to increase the bus service should be mandatory.</p> <p>21. The noise and disruption of building this development will be greatly felt by the nearby residents – some of them elderly and will be a great nuisance and safety factor.</p> <p>22. The proposed architecture is not in keeping with the village. In fact it is cheap, insubstantial architecture and will be an eyesore such as Bolnore Village.</p> <p>23. The electrical sub-station supply will be seriously impacted.</p> <p>24. The water supply will be seriously impacted.</p> <p>25. There are no facilities for a youth centre, surgery or other leisure facilities.</p> <p>26. Ardingly Parish Council will be financially worse off as there will have to be plans for the recreation park considering the extra numbers of potential residents.</p> <p>27. Butchers field is not allocated for development and lies outside the built up area boundary.</p> <p>28. Butchers Field is within the High Weald Area of Outstanding Beauty where the aim to conserve and enhance natural beauty is regarded as the overall priority.</p> <p>29. Development will block the unspoilt far reaching views to the South Downs which are crucial to the setting of the village and contribute to a sense of wellbeing for villagers, visitors and passers-by.</p> <p>30. Development will result in the loss of the open countryside which separates the two historic elements of the village.</p> <p>31. Development would set a dangerous precedent to extend housing into adjacent land.</p> <p>32. Ardingly will lose the last area of traditional pastoral grazing land that brings the countryside to the edge of the</p>

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										<p>village.</p> <p>33. The rural character of Street Lane will be lost by the formation of a new access, and by the impact of the resulting additional traffic.</p> <p>34. Development of this greenfield site will cause irreversible damage to the natural environment of the adjacent ancient woodland, its wildlife and biodiversity.</p> <p>35. Accordingly is NOT suitable for a further housing estate of this scale which would put further strain on existing services and infrastructure</p> <p>AND Further comments.....</p> <ol style="list-style-type: none"> 1. Butchers field is not allocated for development. 2. It lies outside the built up area boundary, within an area of countryside restraint, where the countryside is protected for its own sake (Policy C1 of Mid Sussex Local Plan (MSLP)). 3. The development would detract from the visual quality and essential characteristics of the High Weald AONB, contrary to policy C4 which states that the conservation and enhancement of the natural beauty of AONB's is 4. At no time has the parish council ever expressed support for the development of Butchers field. An alternative site was identified as more appropriate by the Parish Council in 2010 (PC Minute 66.3 refers). 5. The implication of additional traffic along a very narrow country lane and pedestrian safety was identified as a major concern within the community during consultations on the Village Plan. This view, supported by the Parish Council, is endorsed by WSCC's Strategic Planning Consultation dated 2 Dec 2011 in which WSCC Highways raise an objection to development of this site on grounds of highway safety. The creation of a new access and estate road, which will be significantly wider than the existing lane, will detract from the rural character of Street Lane. In addition, it is noted that the applicants have referred to 'suburban and edge of town' statistics to assess village traffic flows due to new development. It may well be that traffic movements are much in excess of these predictions

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										<p>because of the rural location.</p> <p>12. If planning permission was granted it would be difficult to resist subsequent extensions to south and west, and along the Street Lane frontage. Secondary access would be readily available via Munnion Road.</p> <p>13. The Parish Council considers that Butchers field is NOT an appropriate site for development and recommends that this application should be REFUSED for the reasons above.</p>

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16708		Mr Lachlan Robertson	Smiths Gore	Borde Hill Estate	All	3-55			Object	<p>The Ardingly Neighbourhood Plan and its accompanying Sustainability Appraisal is fundamentally flawed as it does not comply with the basic conditions of a Neighbourhood Plan. The Plan in its current form should be withdrawn from consideration and should await the submission of the Mid-Sussex District Plan. This is understood to be programmed for May 2015. In the meantime, the Borde Hill Estate would welcome discussions concerning its land holdings and their future which, to date, have been inadequately pursued. A letter accompanies this submission by separate email.(We were unable to access the attach file function in the on-line form)</p> <p>RE: Ardingly Neighbourhood Plan – June 2014 Consultation Response o.b.o. the Borde Hill Estate</p> <p>I write with respect to your request for a response to the consultation on the Ardingly Neighbourhood Plan.</p> <p>In summary we consider that the Ardingly Neighbourhood Plan (ANP) and its accompanying Sustainability Appraisal (ANPSA) is fundamentally flawed as it does not comply with the basic conditions of a Neighbourhood Plan. The Plan in its current form should be withdrawn from consideration and should await the submission of the Mid-Sussex District Plan. This is understood to be programmed for May 2015.</p> <p>In the meantime, the Borde Hill Estate would welcome discussions concerning its land holdings and their future which, to date, have been inadequately pursued.</p> <p>In particular, we consider that the ANP has:</p> <ol style="list-style-type: none"> 1. Not acknowledged that the ANP is unable to predicate a plan upon the out-of-date Mid-Sussex Local Plan; 2. Not acknowledged that the ANP is unable to predicate a

plan upon the emerging Mid-Sussex District Plan until that has reached a significant stage (which we would identify as the submission of that Plan in May 2015;) and which has then been taken fully into account within the body of a revised ANP;

3. Thereby not taken account of the needs of the District and its neighbours as has been identified as a core sustainability issue in the District Plan;

4. Not in its SA, taken proper account of the revised SA recently published by the District Council;

5. By limiting its objectives to housing for those with a connection to the Parish, not taken proper account of the rural housing needs of the District;

6. Has, without evidence of its reasoning, limited its testing of alternative housing land options and has simply allocated that that it must by reason of a recent planning appeal;

7. Provided no substantive justification for allocating Borde Hill Estate land as local green space;

8. Inappropriately made it clear (in the basic conditions statement para. 2.6) that such a designation was made primarily to frustrate planning applications for housing;

9. Has not engaged positively with the Borde Hill Estate and therefore provided no justification for the delivery of the local green space allocation.

It is with some regret that these objections, particularly the last point, have had to be made as the Borde Hill Estate would have wished to participate in the construction of a Neighbourhood Plan that met the legitimate objectives of the community that is both sustainable and deliverable into the long term.

In essence, the Ardingly Neighbourhood Plan does not meet the basic conditions for the making of such a Plan as:

(a) It is contrary to paragraph 16 of the National Planning Policy Framework as it is unable to support the strategic

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										<p>development needs of the area (insofar as they relate to Ardingly) until those are made clear in the emerging Mid-Sussex District Plan.</p> <p>(b) does not achieve sustainable development as it has not fully assessed the options available for housing land allocations. In addition, by allocating local green spaces without adequate justification or exploration of their deliverability, has not provided flexibility for the future needs of the area.</p> <p>(c) is unable to be in general conformity with an up-to-date Development Plan.</p> <p>If there is an opportunity to discuss the above with a representative of the District Council prior to the further consideration of the Neighbourhood Plan, we will be pleased to respond.</p>
16709		Mrs Myra Hochkins			6				Support	<p>I am writing to express my support of Policy 6 of the Ardingly Neighbourhood Plan in which Sweet Shop Field and other areas are designated as green spaces.</p> <p>We need to preserve these spaces for future generations and have a duty to resist any development in these areas.</p>
16710		Mr Peter Simpson			6				Support	<p>Policy 6 - I support the recognition of Butchers Field as one of the Local Green Spaces. The Policy sets out why this field is special to the local community and this designation further reinforces points (i-v) in Policy 2, all of which are particularly relevant to Butchers Field.</p>

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16710		Mr Peter Simpson			2				Support	<p>I wish to give my support to the policies and proposals set out in the submission Ardingly Neighbourhood Plan.</p> <p>Policy 2 - I believe this policy aims to achieve a reasonable balance between protection of the surrounding Parish countryside from inappropriate development, whilst still maintaining a positive attitude to appropriate development, particularly within the existing settlement.</p>
16711		Ms Brenda Jenkins			6				Support	<p>I am writing to support the protection of ALL the green spaces in Ardingly that are highlighted in Policy 6 of the Ardingly Neighbourhood Plan. It is noted that proposals for any development on these areas of land will be resisted. In particular it is noted that the 'land east of the high street' is listed, which includes the area known as 'Sweet Shop Field'.</p>
16712		Mr, Mrs and Lord P,S and J Fieldsend			6				Support	<p>I gather that views are sort on the Ardingly Village Neighbourhood plans. Following the rejection of plans for housing on Butchers Field on Street Lane, I believe that Butchers Field should continue to be used for agriculture and that everything should be done to preserve what little farming there is left in the village.</p>

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16713		Ms C Coccozza			3 and 6				Support	<p>I have today learned that there seems to be confusion on the development plans for this area in Ardingly. The villages understood that as part of the plans submitted the area to be developed would only be up to the tree line of the ancient woodland and that the sight lines shown in our local village hall supported this. We also were told the rest of the field would be a greenfield site and would not be developed to continue to support the local wildlife of which part of the habitat is already going to be destroyed. The village as it has does not have a large enough infrastructure to support the existing plans let alone further development which is not required anyway as the plans already exceed the required number of housing needed in the village. There are already very large developments in the larger town of Haywards Heath which is able to support this number of additional houses, it seems a matter of greed to simply make more money and the local people and wildlife will suffer as a result to take up the remaining green space in Ardingly, the reason people live in such a location.</p> <p>This piece of land had a covenant on it to protect it for a very good reason and because the current government have changed the rules this has now been forgotten. The ancient woodland and the wildlife will be greatly affected by this and taking this space away is irresponsible and dismissive of the local needs. We do not want this land to be built on and it is not needed, it should be protected for future generations to enjoy as we have and continue to do so.</p> <p>It is a disgrace to learn that the original plans are now being altered after all of the people here were told something different. You are ruining our countryside and village unnecessarily when there are more then enough houses already being built in this area of Midsussex. Please protect this remaining piece of land for all of us.</p>

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16714		Ms E Fleming			6				Support	I strongly support our Neighbourhood Plan, in particular, Policy 6 (Local Green Spaces). As well as wishing to protect our precious green spaces, our family uses Butchers Field when walking to visit my mother (who lives in Price Way) and for the walk to school.
16715		Mr James Turner			3 and 6				Object	<p>I understand that Mid Sussex District Council have changed the long established proposal at the 11th hour around the housing development that on appeal is due to decimate the environment. Given that the area is adjacent to ancient woodland and a habitat for animals some endangered (only last week we saw a Barn owl active in this field) it was always agreed that the back end of the field would become protected green space. The development already exceeds Ardingly requirement for housing development. I can only assume given the extensive housing estates developed to the south of Haywards Heath and now spanning towards and adjoining Burgess Hill that the mid Sussex District council must also be above targets on new house development. At least they are in area near suitable facilities.</p> <p>Is it possible to explain why there is a last minute deviation from the public developed plans and the Neighbourhood plan?</p> <p>I assume from my tone that you can understand I strongly oppose this outrageous proposal. I would be very keen to know of any other means of consultation that may be available to a local resident.</p>
16716		Mrs Sue J Carrington			6				Support	I confirm my support for the Neighbourhood Plan for Ardingly and in particular the designation of the Eastern part of the above field as a Local Green Space, because after the rest of the field is developed the latter part will be important as it is adjacent to ancient woodland and supports wildlife

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16716		Mrs Sue J Carrington			6				Support	Butchers Field I write to confirm my support for the Ardingly Neighbourhood Plan as finalised and in particular support the inclusion of the above field as a Local Green Space, it is important to the community because of its beauty, historic significance and it's richness of wildlife
16717		Ms Janet Boxall			6				Neutral	I am writing to clarify the situation about the planned development for Standgrove Field college Road ardingly. I understand there is some concern that the planning group are thinking that the entire field has been given permission for development. This is definitely not the case. All negotiations by all parties were always on the basis of the area of the field nearest to college road and not the entire field.I hope further development will not be allowed dishonestly without public knowledge

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16718		S & D Soper				6			Support	<p>Re: Standgrove Field Development</p> <p>I am writing to support the preservation of the Eastern section of this lovely field, most of which has sadly been thrown into the hands of property developers.</p> <p>The wildlife in that field is beautiful and varied. There are Fallow deer with their fawns; Barn Owls; foxes and rabbits. Many butterflies including Heath Fritillaries, Ringlets, Meadow Browns and Gatekeepers. Wild flowers amongst the seven varieties of grasses include Wood Docks, Sorrel, Good King Henry, Buttercups, Bird's-Foot-Trefoil, White & Red Clover, Hogweed, Cow Parsley, Bugle, Fleabane and numerous Thistles.</p> <p>With the natural woodland adjoining it, it is a beautiful, wildlife area for everyone who loves the English countryside to enjoy for generations now and to come.</p> <p>I am also deeply concerced about the amount of extra traffic this developepment will impact on College Road. The amount and speed of vehicles already using it is turning it into a 'rat run'. The road and footpath are so narrow in places that in orderr to walk up to the village, you take your life in your hands.</p> <p>Once again we're asking you to preserve this small area of Ardingly countryside, which means a lot to us and virtually nothing to developers.</p>

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16719		Mr Dave Fulton			6				Support	<p>Standgrove Field:</p> <p>I understand there is a further consultation on this planning application. Please consider the people who own properties astride the development. They were told that the development was only at the front of the field. This should be honoured and upheld. Also consider the deer, foxes barn owls, kestrel, etc that currently use the field.</p> <p>There should be no slackening of the outline planning permission currently given.</p> <p>This is done all too often, and would in most cases would not have been given planning permission if proposed originally.</p> <p>Please consider the wildlife, neighbours, services and also the general planning permissions given, and do not concede to additional planning proposals.</p>
16720		Mr Stephen Manvell			6				Support	<p>I would like to register my support for Policy 6 of the above neighbourhood plan for the Sweet Shop Field (land east of the High Street) to be designated as a Green Space.</p>
16721		Mr Alan Smith			6	34	4.20		Support	<p>It is essential that this piece of land remains protected . The pressure on wild life that the new proposed development will cause is already a real threat. Over the years this whole field has become an integral part of the ancient woodland support system, hosting a wide diversity of flora and fauna which would be of detriment to the whole community. Please help protect this small piece of land for the enjoyment and well being of the residents in our part of the community. I feel sad and dismayed that this has not been acknowledged in this document (4.20) The residents at this part of the village are also members of the Ardingly community and merit full consideration of our needs and preferences. The diversity of wildlife , and we as parishoners have most to lose by taking on this unpopular large development on our door step.</p>

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16722		Mr Stephen Brown			3 and 6.	31			Object	<p>As a resident of Ardingly, I would like the following comments to be considered when this plan is being reviewed by MSDC.</p> <p>I disagree with the Housing Policy proposal (see Policy 3 on page 31) included in the Ardingly Neighbourhood Plan which identifies Standgrove Field as the allocated site for new housing development. My concerns are:</p> <ul style="list-style-type: none"> •The site is too far from the village centre so would not be inclusive. It does not enable easy access to local facilities. •The development would create extra traffic on an already busy road which is struggling to cope with the existing volume of traffic. •The field is intended as a natural break in housing between Ardingly village and the College. •It would result in the loss of a public footpath to ancient woodland that is regularly used by many local people. <p>Any future housing development in Ardingly should be distributed in smaller units rather than concentrated on a single site located on the outskirts of the village.</p> <p>I would also like to raise a concern regarding the interpretation of the plan by the MSDC. The Eastern section of Standgrove Field has been designated as a Green Space in the plan (see Policy 6 on page 34) but it is not being shown as such on the Proposals Map in the plan. It is extremely important that this space should be excluded from any development consideration.</p>

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16723		Ms F Mumme-Rocks			3				Support	<p>I am writing to give my opinion on the Ardingly Neighbourhood plan.</p> <p>I feel it is a very balanced and thoughtful document which has taken in to account the needs of the parish and the wider district.</p> <p>It has considered its position in the High Weald AONB very carefully when preparing this plan.</p> <p>In Policy 3 Housing and Site Development, I hope that even though the number of 27 houses has been superseded by 37 dwellings due to Appeal D3830/A/12/2173625 that the village will still be allocated 50% of the affordable houses for local letting in perpetuity as stated in the policy. This was well supported by the village during consultations.</p>
16723		Ms F Mumme-Rocks			6				Support	<p>I would also like to comment on Policy 6 Green Spaces. Each of these green spaces is demonstrably special to the local community.</p>
16723		Ms F Mumme-Rocks			20				Support	<p>Policy 20 Ardingly Rail Depot. It was disappointing that the village can not have more control over this historic site. The traffic emanating from this site must be controlled as it causes considerable traffic problems.</p> <p>Overall a very well consulted plan which will be a huge benefit to the village and surrounding areas over the next 25 years</p>
16724		Ms India Brooker			6				Support	<p>I would like to take the opportunity to put forward my support for Policy 6: Local Green Spaces highlighted in the Ardingly Neighbourhood Plan.</p> <p>In particular, I would like to support the land east of High Street in Ardingly - locally known as 'Sweet Shop Field'.</p>

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16725		Margaret Meldrum			6				Support	<p>To whom it may concern</p> <p>I write to support the recently published Ardingly Neighbourhood Plan.</p> <p>I believe the Plan contributes to the achievement of sustainable development within this Parish and balances the needs of all of those people living within our Village boundaries. I am particularly supportive of the designation of green spaces within the village, particularly Butchers Field, as we enjoy walking as a family and this serves as a key contributing factor toward the rural feel of Ardingly which our little girls will be lucky to grow up with.</p>
16728		Mr Jon Byers			6				Support	<p>I am supportive of the plan and particularly support the establishment of green spaces.</p>
16729		Mr Sean Rocks			6 and 3				Support	<p>I am writing in support of the recently published Ardingly Neighbourhood Plan.</p> <p>In my opinion the Plan establishes a vision for the parish and has identified a series of objectives that will help to conserve and improve Ardingly at the same time as protecting the landscape setting of the village. This plan has taken in the options of the village consulting at every step of its development. I am particularly supportive of the Green Space Policy which is working towards keeping a distinctive rural setting in the AONB as well as looking at areas that are demonstrably special to the community. I also feel that Policy 3 Housing and Site allocation had been very well researched with a very good housing needs survey circulated to every household.</p>

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16730		Ms Diane Smith			6				Support	I am write to comment on the neighbourhood plan for Ardingly. I Have seen the plan and feel that the plan displayed in Ardingly by the parish council was sound. The village has been split over the past year or so with a plans for housing being proposed in various sites. I would like to register my concern that the land east of the high street is not developed. This land is used by the many locals for walking and is a meadow with ancient woodland. This site has views from the village across to the Ashdown forest and is home to many wild animals and plants. We have been lead to believe the owners Borde Hill that they were not wanting to sell this land for housing due to it's sensitivity. Access to this land is also difficult and possibly dangerous from existing roads. I think that as far as any plans go this site is a significant asset to the village and should be preserved as green space over the areas proposed in the neighbourhood plan. I am happy that the parish has put forward a sound and well thought out plan and support policy 6 in the plan where Sweet shop Field is one of the designated green spaces in the village.
16731		Mr P Lewis			6				Support	I agree with the wholean but I particularly agree with the necessity for green space
16732		Mr Peter Goulding							Support	As a resident of Ardingly I support the plan.
16733		Ms T Hentsch			6				Support	I am writing in support of the recently published Ardingly Neighbourhood Plan. In my opinion the Plan contributes to the achievement of sustainable development within this High Weald Parish and carefully balances the needs of the wider District with those of the Village. I am particularly supportive of the designation of Green Spaces within the village each of which are demonstrably special to the local community.

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16734		Mr and Mrs R and J Simmonds				6			Support	<p>A) Re: Standgrove Field Lodgelands Ardingly West Sussex I write in support Stangrove Fields proposed status as a Local Green Space within the Neighbourhood Plan. Its retention as such would provide a great amenity to the village, it already has a footpath traversing the site and is well used by all.</p> <p>B) Re: Butchers Field APP/D3830/A/12/2172335/NWF - Butchers Field, Street Lane, Ardingly, West Sussex I write in support Butchers Fields proposed status as a Local Green Space within the Neighbourhood Plan. This is loved by all and treasured. The site is within the AONB, forms a break between the two settlements of Ardingly and Hapstead Green and the Village.</p>

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16735		Mr Andrew Lambert				3			Object	<p>I would like to record that I believe the whole Neighbourhood Plan process for Ardingly has been hijacked in the primary interests of the support for planning application to build houses on Standgrove Field and the commensurate rejection of the appeal to build houses on the alternative site in the village (Butcher's Field).</p> <p>I don't believe that the interests of the village community have been best served by this focus. It was rushed through in order to influence the respective planning appeal hearings, not to enhance and/or protect Ardingly.</p> <p>In my view, time and money have been wasted on this Neighbourhood Plan. I have heard no arguments for demonstrable benefits for the village as a whole, only for Ardingly College and residents living close to Butcher's Field.</p> <p>I have only lived in Ardingly for 24 years but I feel appalled that the Parish Council have got away with this apparent hijack.</p> <p>Further Comments were previously submitted however have subsequently been withdrawn. For the sake of completeness and fairness the withdrawn comments and related correspondence will be sent to the Examiner for information purposes. - Response 16735a.</p>

Ref#	Cmt#	Respondent	Organisation	Behalf Of	Policy	Page	Para	Map	Type	Comments
16736		Ms G Taylor			6				Support	<p>I am writing to show support for the Ardingly neighbourhood plan, Particular points I would like to support are theArea the areas of green space which is vital for Ardingly to continue as a village.</p> <p>Butchers field and the area adjacent to the High Street, these areas will protect and enhance the natural environment of the village. These areas not only protect the character of the village but are enjoyed by families and visitors alike through use of the public footpaths, they allow children to be able to play in a natural environment.</p>
16737		Mr P Hentsch			6				Support	<p>I am writing in support of the recently published Ardingly Neighbourhood Plan.</p> <p>In my opinion the Plan contributes to the achievement of sustainable development within this High Weald Parish and carefully balances the needs of the wider District with those of the Village. I am particularly supportive of the designation of Green Spaces within the village each of which are demonstrably special to the local community.</p>
16738		Ms Kira Burchnell							Support	<p>This is confirm that we are in support of the Ardingly neighbourhood plan with one continuing concern . Where the traffic calming is concerned I feel that the approach to the village must not be forgotten . Approaching the village past the Ardingly college lights vehicles/HGV's put their foot down and hurtle past way over the speed limit , quite terrifying and often very close to the curb. This is an accident waiting to happen and clear signage and speed limit enforcement needs to be put in place.</p>

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16739		Mr J Steeden			6				Support	<p>As an Ardingly resident I am writing in support of our submitted neighbourhood plan.</p> <p>In particular I would like to show my support for Policy 6, that of local green spaces a subject that saw lots of local support particularly for the land East of High Street.</p> <p>I do hope that MSDC accept our neighbourhood plan and put it forward for the villagers to vote on.</p>
16740		Dr and Mr K and S Alton							Support	<p>We would like to offer our support to the proposed Ardingly Neighbourhood Plan.</p> <p>The plan contains a strong element of protection for our natural environment and helps to retain it's rural character, which is very important to the residents of Ardingly.</p>
16741		Mr Mark Holman			6				Support	<p>Our family would like to wholeheartedly endorse the Ardingly Village Plan and to especially support Policy 6 where Sweet Shop Field (land east of the High Street) is listed as a designated green space. The Ardingly Parish Council has consulted extensively with Ardingly residents and this process has not been easy but broad agreement has been reached about these green spaces. It would seem that all this consultation and painstaking research would have been in vain if local wealthy landowners can successfully object because a decision affects their further increase in wealth. Bordering the 'sweet shop field' is ancient woodland, an important and irreplaceable habitat of great wildlife value, and this leads down onto organically managed land; in addition, this field is extensively used by many Ardingly residents to exercise their dogs.</p> <p>Thank you for your attention and help in this matter,</p>

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16742		Mr and Mrs B Moon			6				Support	<p>We write to express our strong support for Butchers Field to be allocated as a Local Green Space.</p> <p>Butchers Field is an important green space close to the centre of the village which historically has divided the two parts of the village. It adjoins outstanding countryside with a footpath network and its existence maintains the rural feel of the village.</p> <p>Butchers Fields also provides an important habitat for wildlife and contributes to the biodiversity of the immediate area.</p> <p>We trust that our views will be taken into consideration.</p>
16743		Mr David Spence			6				Support	<p>I am a resident of Ardingly and wish to make comment and reference in support of Policy 6 of the Neighbourhood Plan with regards to the field known as Butchers Field, Ardingly and fully support the proposal/consideration that this field is important to us as a community and should be included as a Local Green Space. The field is demonstrably special and holds particular local significance, because of its natural beauty, historic significance, recreational value, tranquillity and richness in wildlife and where this green area is local in character and not an extensive tract of land. Its criminal that anyone would consider using this land to build or develop in an important area of outstanding natural beauty and country side.</p> <p>Kindly accept this as my support for this field to be so considered as green space with all the protection that can be possibly afforded to it.</p>

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16744		Mr and Mrs S and J Martin			6				Support	<p>I wanted to write to you in strong support of the Ardingly Neighbourhood Plan. In particular, we are very keen to protect the green spaces (ref Policy 6)</p> <p>Butchers Field in particular is a beautiful spot in the village - one of the only green spaces remaining that is immediately visible as you walk through the village. We are strongly against any development on this site as it would completely destroy what feels today a rural village. Additional traffic and further pressure on parking would, I'm sure, put immense stress on our already busy local roads.</p>
16744		Mr and Mrs S and J Martin			18				Support	<p>also believe it is vital that traffic calming measures are put in place (ref Policy 18).</p> <p>I have two young children (aged 10 and 12) who regularly walk to school. My daughter walks via Street Lane in the village and my son walks across the fields by Butchers Field or cycles to school, using the main routes through the village. There are many kids who walk or cycle in the village during weekends as well - but it feels increasingly unsafe. Particularly along the High Street as heavy vehicles often drive through there at over 30mph with poor visibility of pedestrians due to the amount of parked cars along there.</p> <p>We wish to protect our village's heritage and the environment by putting in place measures outlined in the Neighbourhood Plan. I do hope it has the support of the Council.</p>
16745		Mr S Warren			6				Support	<p>Dear MSDC, After an appeal that could take place, I would like to express my disapproval that any development might take place on Butchers field to spoil the beauty, tranquillity and recreational value of the area, would appreciate your consideration on this matter</p>

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16746		Mr N Leadsom			6				Support	I understand that there may ,still, be a threat of development to this area If such a project were to be initiated it would destroy the heart of a delightful village
16747		Ms B Maclean			6				Support	I am writing as an Ardingly resident very much in favour of the Ardingly Neighbourhood plan. Much thought has gone into how to enhance the village environment in this lovely area of outstanding natural beauty while allowing for some limited housing development to meet local need. The local green spaces are of such importance to the village and I am concerned that they should remain so for generations to come. Like so many Ardingly residents, I take such pleasure in walking along Street Lane past Butcher's Field and enjoying the peace of the countryside and the far reaching views over to the South Downs. With its trees and open pasture this field is a natural habitat for a variety of species of wildlife. It forms a natural separation of the two historic hamlets of Ardingly, the area surrounding St. Peter's Church and Hapstead Green. Again, like many villagers, I enjoy the tranquility of the fields to the east of the High Street. I am in favour of the proposals to keep these areas as local green space. I am also in favour of a small housing development in the Stangrove Field, provided that the development is, as proposed, in keeping with the neighbouring houses and is landscaped in such a way as to keep the beauty of the area which is close to footpaths for recreation and fields and woodland for wildlife.

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16748		Ms M Wood				6			Support	<p>I support Article 6 in the Ardingly Village Plan with particular emphasis on Butchers Field and Street Lane.</p> <p>Butchers Field provides the historic gap between the hamlets of Hapstead and Ardingly and lying as it does bordering Street Lane, creates a very special rural magic within the village. Wildlife abound in the Butchers Shaw the ancient woodland that borders the field and night after night owls can be heard quartering the field looking for a meal. The fox is a regular visitor crossing the field quite openly and the buzzard can be heard mewing above the field as it too looks for sustenance. In general, Butchers Field is a very special small field and the village would be hugely the poorer without this small green space. Ideally a use could be found for the field which would enable it to remain as an open green space providing peace and tranquillity and continuing the rural aspect of Street Lane which is so special to our village. The Trees bordering the field alongside and down the lane provide habitat for many bird species, among them the long tailed tit, the woodpecker, magpie, nuthatch and tree creeper.</p> <p>Ardingly Village is a very busy place in the modern world with the thriving South of England Showground and Wakehurst Place, the Reservoir and is on the route for many activities such as cycling and car and motorbike rallies. Street Lane and Butchers Field should be kept as rural and natural as possible to enable the village to remain in an area of outstanding natural beauty and preserve the tranquillity of this part of the village.</p>

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16749		Miss Natalie Bumpus	Wealden District Council		HRA				Object	<p>ARDINGLY NEIGHBOURHOOD PLAN 2013-2031 SUBMISSION PLAN</p> <p>Wealden District Council welcomes the opportunity to comment on the Ardingly Neighbourhood Plan 2013-2031 Submission Plan. This is an Officer response and has been prepared and agreed with Wealden District Council's Portfolio Holder for Planning.</p> <p>Of particular interest and relevance to Wealden District Council is the matter of the Ashdown Forest SPA and SAC and the Neighbourhood Plan's impact upon this site. It is noted that the Neighbourhood Plan makes reference to the Habitats Regulation Assessment (HRA) carried out by Mid Sussex District Council for the District Plan, and that the Neighbourhood Plan for all intents and purposes, will rely on the District Plan and its HRA.</p> <p>However, there are fundamental issues with taking this approach. The District Plan has yet to be independently examined and adopted and so the HRA has yet to be tested at the examination stage. Therefore it has not been established whether the approach taken in the District Plan, having regard to the HRA, is appropriate or acceptable and hence the Neighbourhood Plan cannot rely on it.</p> <p>At paragraph 2.43, for example, the Neighbourhood Plan states that developer contributions will be required towards the provision of SANGs, however there is no justification for this statement apart from stating that the Neighbourhood Plan will follow the approach taken in the District Plan. Again, if the District Plan is not adopted for any reason this approach will not be justified.</p> <p>Having regard to the above, if the Neighbourhood Plan were adopted prior to the District Plan it would be based</p>

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										<p>on information that has not been tested or adopted. The Neighbourhood Plan will form the development plan for Ardingly and as such needs to have its own HRA in regards to the Ashdown Forest SPA and SAC. Furthermore the District Plan does not identify the Neighbourhood Areas and so its HRA is general in nature in regards to development impacts on the Ashdown Forest SPA and SAC.</p> <p>In addition to the above, it appears from the legislation, namely the National Planning Policy Guidance that Neighbourhood Plans have to be compatible with European Directives to be considered legally compliant. The list includes compliance with the Habitats Directive and so this further emphasises the need for the Neighbourhood Plan to have its own HRA in terms of the impact on the Ashdown Forest.</p> <p>The Habitat Regulations set out a requirement that for an HRA to be applied to all land use plans to assess the potential effect of a plan against the conservation objectives of SPAs, SACs and Ramsar Sites. Under the Habitat Regulations (Regulation 61 & 102), competent authorities have a duty to undertake an Appropriate Assessment (AA) where a land use plan or any other regulatory activity, including projects and programmes, is likely to have a significant effect on a European site. The purpose of an AA is to assess the implications of a plan against the conservation objectives of the European site, and to ascertain that the plan would not, even in combination with other plans or projects, adversely affect the integrity of the site. Where an adverse effect is identified, the Habitats Directive promotes the use of mitigation measures and avoidance of any potential damaging effects to the site.</p> <p>Article 6 (3) of the Habitats Directive requires Appropriate Assessment to take into account the in-combination</p>

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										effects of plans and projects. The reasoning for this is because a series of individually modest impacts may, in-combination with other plans and projects, produce a significant impact.

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16749		Miss Natalie Bumpus	Wealden District Council		Hra				Object	<p>Rep : 16749a ARDINGLY NEIGHBOURHOOD PLAN 2013-2031 SUBMISSION PLAN</p> <p>Wealden District Council welcomes the opportunity to comment on the Ardingly Neighbourhood Plan 2013-2031 Submission Plan. This is an Officer response and has been prepared and agreed with Wealden District Council's Portfolio Holder for Planning.</p> <p>Of particular interest and relevance to Wealden District Council is the matter of the Ashdown Forest SPA and SAC and the Neighbourhood Plan's potential impact upon these designations. It is noted that the Neighbourhood Plan makes reference to the Habitats Regulation Assessment (HRA) carried out by Mid Sussex District Council for the District Plan, but also that Mid Sussex District Council carried out an HRA screening report for the Neighbourhood Plan separately.</p> <p>The separate HRA screening report for the Neighbourhood Plan makes reference in paragraph 1.4 to much of the information used for it being derived from the HRA carried out for the Mid Sussex District Plan. Indeed throughout the HRA of the Neighbourhood Plan reference is made to following, and including, measures outlined in the District Plan HRA.</p> <p>Concern is raised with the approach of undertaking screening using information from the now withdrawn Mid Sussex District Plan, and its associated evidence namely the Habitat Regulations Assessment, and in particular with regard to the consideration of the in combination effect of nitrogen deposition. It is noted that the Mid Sussex District Plan did not mention the Neighbourhood Areas, and the potential growth within the areas, and therefore the HRA would not have been able to consider the in combination effects of this development.</p>

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It is noted that the Neighbourhood Plan HRA only details consideration of recreational pressure on the Ashdown Forest, and does not consider the issue of nitrogen deposition and the impact this may have on the integrity of the SPA and SAC. It would seem that this issue needs to be addressed within the Neighbourhood Plan HRA in order for it to be compliant with the Habitat Regulations. The in combination effects also need to be addressed.

The screening HRA mentions the recreational impact on Ashdown Forest SPA, and identifies that mitigation measures are required to avoid the impact on Ashdown Forest. Whilst the Ardingly Plan mentions SANGS and SAMMS provision within the text of the document, the policy only relates to supporting development proposals that will deliver one or more Suitable Alternative Natural Greenspaces. What is not clear from Policy 3 is that housing development is conditional upon the appropriate provision of SANGS and SAMMS. Taking into account the status of the Mid Sussex District Plan, an appropriate approach is sought in the Neighbourhood Plan

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16750		Mr and Mrs S & J Hooper			6				Support	<p>We are writing to express our support for Policy 6 of the Ardingly Neighbourhood Plan 2013-2031 dated June 2014, which designates Butcher's Field in Street Lane, Ardingly as a Local Green Space.</p> <p>We would endorse the reasons given in paragraph 4.20 in support of retaining Butcher's Field as a Local Green Space and would also say that the field forms an important area of green space within the boundaries of Ardingly Village providing an important break between housing. As you walk past the field your eyes are naturally drawn to the vista across the field towards the South Downs, enhancing the recreational value that people get as they pass along Street Lane. To lose this space would be detrimental to the character of the village, the flora and fauna that reside in this space and immediately adjacent and would erode a vital part of the history of the village.</p>
16751		Mr & Mrs A & J Box			6				Support	<p>Butchers Field:</p> <p>We think that it is very important to preserve the local green field in Ardingly. If this sort of site is allowed for development in the future our beautiful countryside will be lost for ever. Once these sites are developed the damage to the environment is lasting and irreversible.</p>
16752		Mr Shawn Ohlson			6				Support	<p>I am writing to show support for the neighbourhood plan. In particular, policy 6 which preserves e Field. The tranquility and Green Space are of great importance to the village. The lanes and roads are not able to handle the increased traffic and with the Ardingly Showground, we have enough noise and disruption and do not need the added pressure on the the day to day lives of villagers that development of this area would cause.</p>
16753		D Venn			6				Support	<p>Supports Policy 6 with particular reference to Butcher's Field and the rationale for its designation.</p>
16753		D Venn			7				Support	<p>Supports the potential for allotments.</p>

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16753		D Venn			8				Support	Supports policy 8 as landscape and wildlife are greatly valued.
16753		D Venn			11				Support	Supports the provision of a new scout hut and identifies a site near the pavillion at the recreation ground.
16753		D Venn			14				Support	Supports the identified Assets of Community Value particularly the bakery and the post office.
16753		D Venn			18				Support	Supports a wide range of effective measures to be implemented to slow traffic.
16753		D Venn			3				Support	Supports policy 3 particularly the local connection.
16754		Mr I Yeatman			3				Object	Housing allocation is unsound, believes that Objectively Assessed Needs are not being met by the Plan.
16754		Mr I Yeatman			6				Object	Objects to the designation of Butchers Field for Local Greenspace as landowner.
16755		H Mansell			6	34			Support	Supports Local Green Space Designations particularly that of Butcher's Field. Describes the parcel of land as a 'unique finger of countryside' and discussess the Landscape Character Assessment commissioned in 2012.
16755		H Mansell			18				Support	Strongly supports proposals for traffic calming and describes the current situation with reference to the High Street.