

Copthorne Neighbourhood Plan: Regulation 16 Consultation

Summary of representations

ID	Respondent	Topic	Summary
1	Sport England	General	It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97.
2	Gatwick Airport Limited	New policy	<p>The development plan for the neighbourhood area does not address aerodrome safeguarding, therefore wording for such policy is suggested:</p> <p>Aerodrome Safeguarding Policy <i>Development will only be supported if it is consistent with the continued safe operation of Gatwick Airport.</i> <i>Where required, the Local Planning Authority will consult with the aerodrome operator and/or the operator of technical sites (e.g. radar stations) on relevant proposals in the aerodrome safeguarded areas. Statutory consultation responses may require that restrictions are placed on the height or detailed design of buildings, structures or other developments to avoid impacts on the aerodrome, including those relating to navigational aids, Instrument Flight Procedures (IFPs) or on developments which may increase bird strike risk, create building-induced turbulence or including lighting that could pose a hazard to the safe operation of the aerodrome.</i> <i>Proposals that cannot be mitigated to the satisfaction of the statutory consultee are considered to be a hazard to aircraft safety and will be refused.</i> <i>Developers should also consult with Gatwick Airport Ltd via gal.safeguarding@gatwickairport.com</i></p>
3	Tandridge District Council	Transport	Draw attention to the need to address issues at the M23 junction and the Felbridge junction as well as the two roundabouts within the neighbourhood plan area, and to take steps to ensure that conditions at these points are improved

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4	Chris Bedekovic obo St Modwen Developments	Basic Conditions Statement	The statement does not refer to the basic condition 8(2)b, c and g
		Para 3.10	The Neighbourhood Plan notes the pressure new developments will make on the village but fails to acknowledge the contributions they are required to make towards infrastructure provision
		Policies map	The development on land west of Copthorne should be shown on all relevant maps in the NP to reflect the development that is approved, build and underway, to reflect the settlement boundary on the emerging policies map and support the NP's compliance with the Basic Condition 8(2)e. The map should reflect the one published as part of the Site Allocations DPD with regard to built-up area boundary.
		General	The NP should acknowledge the allocation of the site SA4 of the Site Allocations DPD currently subject to examination to avoid being out of date so close to its making.
		CNP9-13	The land west of Copthorne and the allocation of SA4 should be acknowledged within the character areas. The use of the proposed new nuil up area boundary is likely to assist in creating a new character area for this part of Copthorne.
		CNP16	The NP should acknowledge that the parking issues in the village are unlikely yo be similar for the development of land west of Copthorne The draft policy should allow scope to allow for a lower level of off-street parking where it can be justified, with reference to sustainable transport opportunities and local conditions.

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5	Thames Water	New policy	<p>The Neighbourhood Plan should include a policy relating to wastewater/sewerage infrastructure.</p> <p>PROPOSED NEW WATER/WASTEWATER INFRASTRUCTURE TEXT</p> <p><i>“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”</i></p> <p><i>“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”</i></p>
		Surface water drainage	<p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan: “Surface water drainage - It is the responsibility of a developer to follow the sequential approach to the disposal of surface waters with proper provision for surface water draining to ground, water course or surface water sewers being given. The discharging of surface waters to the foul sewer can be a major contributor to sewer flooding and should therefore be avoided.”</p>
6	Natural England		No specific comments
7	Surrey County Council		No specific comments
8	South East Water		No specific comments
9	High Weald AONB Unit	CNP9.4	Support
10	National Grid		No specific comments

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11	Jonathan Buckwell obo Option Two Development Ltd	New policy	The land at Court House Farm should be allocated for development within the Neighbourhood Plan
		CNP3	Welcomes the recognition that policies are required to ensure the supply of suitable housing for older people. However, there is a need for other form of housing for older people in addition to the ones identified in the proposed policy which the NP is silent on.
		CNP11	Objects to Policy CNP11.2 Disagrees with the statement that the whole of the A264 Copthorne Common Road can be described as rural.
12	Highways England	CNP15(c)	Support
13	West Sussex County Council	CNP4.3	There are a number of considerations when determining the location of infrastructure, which includes but is not limited to access. The parish may wish to consider rewording this criterion in order to reflect the wider requirements for the suitable location of infrastructure.
14	Mid Sussex District Council	CNP3	Paragraph 2 and 3 introduce stricter requirements than the District Plan without the relevant evidence to support such approach.
		CNP15	The requirement under paragraph 1(c) is unclear and overly onerous as well as being in conflict with the NPPF and the adopted Strategic Policies.
		CNP16	The evidence provided fails to identify existing pattern of behaviour justifying the introduction of locally specific parking standards.
		CNP9-13	The proposed policies are descriptive as opposed to providing clarity about what the local community would like to see.

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15	Historic England (late rep received 25/03/2021)	CNP8	<p>the plan's visions and objectives do not include the conservation of its historic environment features, including heritage assets. As a result, the heritage focused policies, specifically Policy CNP 8 do not clearly deliver the plan's vision and objectives and would be considered to lack weight.</p> <p>Addition to objective D <i>"Our natural environment, including our countryside and green and open spaces will be safe from development for the benefit of village life and local flora and fauna. Our built environment will be beautiful, diverse and sensitive, retaining those heritage assets, including buildings and spaces that the community most value in a beneficial use"</i></p>