

Contact:

Mark Bristow

Email:

Mark.bristow@midsussex.gov.uk

Rosemary Robertson,
Gleddoch House,
Stockcroft Road,
Balcombe
West Sussex
RH17 6LG

Your Ref:

Our Ref:

Date: 16/07/2015

Dear Rosemary,

Thank you for the opportunity to comment on the Balcombe Neighbourhood Plan. Mid Sussex District Council welcomes the embracing of Neighbourhood Planning and the recognition of the potential benefits that such an opportunity presents to the community of Balcombe. The District Council commends the effort afforded to preparing a Neighbourhood Plan for the parish and the positivity that has been demonstrated.

We are pleased to note that the Parish Council has been pragmatic in identifying sites for development and providing a blueprint for a modest level of growth in the Parish over the plan period. The District Council is broadly supportive of paragraph 4.25 particularly in identifying that a successful scheme for the Balcombe House and Rectory Gardens allocation should comprise of a woodland setting and any proposals should be subservient to the listed buildings. The wording of Policy 2 could however be made slightly stronger to better reflect the importance of the woodland setting envisaged.

Turning to Policy 3, many Neighbourhood Plan groups in Mid Sussex have indicated a desire for smaller dwellings to be delivered, but have struggled in presenting a reasoned justification. You may wish to indicate some further evidence to support the mix proposed, for example by reference to the Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update Report (2012) and the Strategic Housing Market Assessment for Mid Sussex (2009). You could perhaps draw on some of this detail in paragraph 4.43 of the Balcombe Neighbourhood Plan.

It is recommended that some minor consequential amendments are incorporated into the plan particularly on page 21 and in Appendix A to reflect the emerging District Plan position and the AONB Management Plan. You may also wish to draw on the Settlement Sustainability Review published in May 2015 and the HEDNA update published in June in this respect.

The District Council looks forward to continuing to work with the Parish Council on the Balcombe Neighbourhood Plan and in particular would welcome the opportunity to further

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review with the Parish Council the Proposals Map by including a built up area boundary to that map. This would be in the interests of aiding clarity. We would also wish to discuss with you paragraph 4.42 and the potential for a Village Design Statement in more detail.

Yours Sincerely



Councillor Andrew MacNaughton
Cabinet Member for Planning

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