



# Cuckfield Parish Council

---

## Cuckfield Neighbourhood Plan

### Pre Submission - Statement of Consultation

*Regulation 19 of The Town and Country Planning (Local Planning) (England)*

July 2013

## 1. Introduction

The Cuckfield Neighbourhood Plan will provide the planning framework in the Parish the next 20 years. Following consultation on the draft Neighbourhood Plan in February and March 2012, the Plan has now reached the 'proposed submission' stage of the plan making process.

Regulation 19 of The Town and Country Planning (Local Planning) (England), Regulation 2012 requires the publication of the proposed submission Neighbourhood Plan prior to the Submission of the Plan for examination.

As part of this publication process the Parish Council is required to prepare a statement that sets out:

- which bodies and persons were invited to make representations under Regulation 18
- how those bodies and persons were invited to make such representations
- a summary of the main issues raised by those representations
- how those main issues have been addressed in the Neighbourhood Plan

A list of those bodies and persons invited to make representations under regulation 18 has also been set out later in this document.

The Community Engagement Action Plan (Cuckfield Neighbourhood Plan Evidence) sets out how those bodies and persons were invited to make such representations under regulation 18.

All representations made were considered by the plan team and Parish Councillors at the following meetings of the Parish Council. A table summarising the timetable is set out below. Copies of the reports considered at these meetings and minutes are available on the Parish web site. These reports also set out how issues raised during the consultation have been addressed in the Pre Submission Neighbourhood Plan.

This document should be read in conjunction with the following evidence document ([www.cuckfieldplan.com](http://www.cuckfieldplan.com)), which guided the draft Neighbourhood Plan prior to the Pre Submission.

1. Community Engagement Action Plan.
2. Options Consultation Feedback.

## 2. Time Table

Date	Activity
15th February- 29th March 2013.	Draft plan issued for 6 weeks public consultation.
	Static display and information area in Queens Hall public area
	Communication; Mid Sussex Times and Cuckfield Life article, Parish magazine, Posters, Web Site, Facebook, Twitter, email to registered users on web site.
	Meeting with Manor drive residents to discuss allocations and understand their comments and feedback.
Wednesday 27th February- Saturday 2nd March 2013	Two public days open consultations at Queens Hall.
2 <sup>nd</sup> March- June 5 <sup>th</sup> 2013	Review of Consultee response and feedback from public sessions  Edits and revisions made to Plan and subject to review by Neighbourhood Plan team at Monthly meetings in March, April, May, June.(Minutes available)
June 6 <sup>th</sup> 2013	Proposed Submission Neighbourhood Plan and supporting evidence recommended for adoption by Parish Planning committee Council.
June 13 <sup>th</sup> 2013	Proposed Submission plan and Evidence adopted by full Parish Council.
July 23 <sup>rd</sup> 2013	Submitted to MSDC with Basic Conditions Statement, Map of Plan area, Sustainability Assessment and Statement of Consultation.

### 3. Statutory Consultees.

Rosemary Conley Diet & Fitness Club  
Southern Water  
UK Power Networks  
Southern Gas Network  
South East Water Ltd c/o Adam Hendry  
National Grid  
West Sussex County Council  
Thames Water  
MONO Consultants Ltd on behalf of Mobile Operators  
Highways Agency  
Marine Management Organisation  
Southern Water  
Environment Agency  
NHS Sussex  
RPS Planning on behalf of BT Plc  
The Coal Authority  
British Telecom  
Homes and Communities Agency  
Thames Water  
Ansty and Staplefield Parish Council  
Parish Clerk Albourne  
Parish Clerk Ansty  
Parish Clerk Ashurstwood  
Parish Clerk Balcombe

Parish Clerk Bolney  
Parish Clerk Fulking  
Parish Clerk Hassocks  
Parish Clerk Horsted Keynes  
Parish Clerk Hurstpierpoint  
Parish Clerk Lindfield  
Parish Clerk Poynings  
Parish Clerk Pyecombe  
Parish Clerk Slaugham  
Parish Council Lindfield Rural  
Parish Council Turners Hill  
Crawley Borough Council  
Horsham District Council  
Haywards Heath Town Council  
Burgess Hill Town Council  
Natural England  
Environment Agency  
English Heritage  
English Heritage  
English Heritage  
Terry Bevan  
James Cogan  
Paulina Whalley  
Clerk for Colgate Parish Council  
Surrey County Council  
David Carden

## Cuckfield Neighbourhood Plan Statement of Consultation

---

West Sussex County Council  
Clerk to Ditchling Parish Council  
Clerk to Dormansland Parish Council  
Lewes District Council  
East Sussex County Council  
Wealden District Council  
Twineham Parish Council  
Clerk for Woodmancote Parish Council  
Highways Agency  
Albourne Parish Council  
Tandridge District Council  
Clerk for Lower Beeding Parish Council  
South East Coast NHS  
Homes and Communities Agency  
South Downs National Park Authority  
Clerk to Fletching Parish Council  
South East Water PLC  
Southern Water  
Environment Agency  
Brighton and Hove City Council  
Natural England  
Clerk to Shermanbury Parish Council  
English Heritage  
Steven Trice  
Horsham District Council  
Newtimber Parish Council  
East Grinstead Town Council

Clerk to Upper Beeding Parish Council  
Worth Parish Council  
Fulking Parish Council  
Clerk to Chailey Parish Council  
Ashurst Wood Parish Council  
Clerk to Burstow Parish Council  
Clerk for Cowfold Parish Council  
West Hoathly Parish Council  
Clerk to Wivelsfield Parish Council  
Clerk to Felbridge Parish Council  
Lindfield Parish Council  
Adur and Worthing District Council  
Ardingly Parish Council  
British Telecom  
Cable & Wireless Plc  
Energis Communications  
MONO Consultants Ltd  
National Grid  
RPS Planning  
RWE npower  
South East Water  
South East Water PLC  
Southern Gas Network  
Southern Water  
Thames Water  
UK Power Networks

## 4. Registered Individuals and Groups by email

Andrew Metcalfe  
Nigel Page  
Frances Jones  
Lisa.page  
miss I feakes  
Alicia Phillips  
Mike Schlup  
David Sparkes  
Trisha Comrie  
Colettecollins  
Malcolm Redford  
Rod Montague  
Lee Butler  
Laura Ross  
info@cuckfieldplan.com  
Jon Humphrey  
Howard Dixon  
Steve Oversby-Powell  
Cuckfield Society  
Cuckfield European Association  
Cuckfield Dramatic Society  
Cuckfield Local  
Cuckfield Museum  
Holy Trinity School  
Warden Park School  
Haywards Heath Rugby Club  
Cuckfield Golf Society  
Cuckfield Playgroup  
Independent State of Cuckfield  
New England Wood Trust  
Holy Trinity Church  
Royal British Legion -Woman's Section  
Cuckfield Traders Association  
Cuckfield Brownies  
Courtmeadow School  
Leyton Lea Residents Association  
Cuckfield Baptist Church  
Cuckfield Beavers  
Cuckfield Cubs  
Cuckfield Scouts  
Cuckfield Evening Flower Club  
Cuckfield Town Football Club  
carolyn robertson  
marie dormer  
Margaret J Tyzack More  
Guy Richardson  
Jim Henning  
John Tennant  
Kevin Barber  
jeannie pritchard  
Gerard Conway  
Ian  
Rosemary Pardey  
Cattermole  
Norma Buckle  
Neil Sadler  
Kevin. Brown  
Shirley Coates  
adrian tahourdin  
Sarah and Julian Raison  
Amanda Rogers  
Jeremy Eustace  
Tom Rivers  
Alison Openshaw  
Paul Denyer  
Susie Hall  
Lynne Wilson  
Adam Jolliffe  
Peter Lovett  
Baz Roberts  
sylvie roberts  
J. Peek  
colin whelan  
Mrs Nicola Naya Stevenson  
Suzanne Graves  
Michael Moore  
Joy Oversby-Powell  
Terence Buckland  
Richard Lillywhite  
Andy Harrison

## Cuckfield Neighbourhood Plan Statement of Consultation

---

Kenneth Gregory	Richard Whidborne
John Mackenzie	Brian Cutler
Nigel Jones	Judith. Broome
Helen Rowe	Mr B. J. Atmore
Nicky Lawrence	Lindy Elphick
Mrs Maureen Winskill	Dawn Hall
June Raeburn	Caroline Lillywhite
Roger	F Handcock
Jean Lyle	Mortimer Sellers
Dennis Burstow	Carol Grossman
Maureen Emesan	Jonathan Hall
Catherine Francis	Nicola Brewerton
Cathy Symonds	Matthew Oliver
Roger Crouch	Richard Sambrook
Anne Morrison	Trevor Jones
W.W.Collns	Jerry Tapp
M.Hammersley	Robert Targett
Diane Negus	Peter Jones
P.Swift	Brenda Walker
Andrew Leask	Philip Emerson
Marie Dormer	Harriet Sheldon
Paul Ruse	Antony Hibling
Duncan Thomson	Heather Jackson
Gemma Boyd	K Bull
Jane Wilcock	Simon Perkins
Helen Laben	D Henley
John Francis	Marcus Potter
John Downe	Pam Mccormack
Martin Ingebretson	Anne Bergin
Betty Woods	Emma Bergin
Cheryl Leesmith	Barry Reed
Martin Sambrook	Sue Hibling
Alan Leesmith	A Baker
Chris Openshaw	Tuli Faas
Karen Jones	Alisa Burton
Roy Gooderham	Jessica Coyer
Bellerby	Jill Butler
Rosemary Gooderham	Pat Montague
Tony Taylor	Rebecca Anderson
Tina	Helena Carter
A Thomson	Ruth Costello
Rick Green	Peter Cheesmur
Scott Mcintosh	Mike Davis
Pollie Boyle	Kay Hawkins
Ernie Stacey	Penny King

## Cuckfield Neighbourhood Plan Statement of Consultation

---

Kate Hagan	Christine Best
Dr Susan Mayou	Jenny Harrison
Fiona Evans	Sandra Saker
Zoe Harlow	Sarah Galbraith-Gibbons
Peter Thompson	Neil Briault
Bergin	Rebecca Allen
Jane Thompson	Stephen Blanch
Kate Bergin	John Dickie
Carolyn Bellerby (Mrs)	Caroline Groom
Iain Pringle	Jenny Pringle
Judy Cockburn	Malcolm King
Stephen Jennings	Sheryl Knight
Andrew And Sally Sturdy	D Forth & S Forth
Tracy Humphrey	Paul Izzard Davey
Ian Humphrey	J Sambrook
Paul Dobson	Grace Williams
Orlando Milford	Mrs Clare Johnson
J Evans	Martin Sheldon
Rosemary Harding	Sarah Salisbury
Sophie Burton	John Maher
Helen Monteiro	Wendy Wakefield
Jo Briault	R Salisbury
Angelika Dowds	Brian Clarke
Jacqui Hosking	Wendy Tracey-Roberts
Bill Morrison	Mr A E Pointer
Jo Hayman	Barbara Torry
Charlotte Fergusson	Alan Walker
Emma Clare	Robert Cooke
Jacqueline Fabian	Oliver Whaley
Eddie	Alan Lane
Jon Fabian	Angela Downes
Kren Budd	Colin Williams
Helen Kemp	J Williams
Liz Fowles	Barbara Galbraith
Paul Bussey	Brian Gallagher
Ruth Abrahams	Bob Bannister
Sarah Mamoany	Gordon Brewster
Samantha Mackewn	Bridget Keates
Steve Dowds	Janet Bryan
Tamsin Mcgee	Charlotte Lloyd Owen
Andrew Thurgood	Chris Bunning
Vicki G-L	Chris Boniface
William Jooste	Carolann Izzard Davey
Vicki Munday	Christine Grele
Mike Jourdain	Colin Mercer



## Cuckfield Neighbourhood Plan Statement of Consultation

---

Colin Sewell-Rutter	Balcombe
Francesca Clocke	Nicholas Rowe
Carol Cullen	Nigel Cullen
David Sprouse	Paul Mantripp
D.Schlup	Paul Roche
Debbie Pibworth	Bowman
Peter Ward	Peter Tolhurst
D J Mortimer	Philip Davy
Jo Fleming	Phoebe Izzard Davey
Mr Phil Alsford	June Raeburn
Jill Mantripp	Richard Fermer
Mrs W Harrison	Robert Webb
Giles Darling	Robin Eaton
Gilli Church	Mrs Rosemary Viccari
Graham Jepson	Sarah Fry
Matt Griggs	Mr C Sayer
Guy Berkeley	Stephanie Gilpin
Vicki Halliwell	Sheila Harris
Helen Crabtree	Sheila Mortimer
Helly Eaton	Sue Burgess
H. Richfield	Robin Whyte
Sarah Robinson	Mr W Llewhellin
Jo Brice	Alan Davison
John Izzard	F D Accountancy
John Humphries	Alex Moore
J R Keates	Chelsea McCollum
Joyce Sewell-Rutter	David Willis
Mrs L Wylie	Fiona Evans
Karen Tyrrell	Nigel Wilson
Kathleen Mercer	Engenuity Ltd
Katherine Whyte	Food Service Recruitment
Keith Bankes	Tracy Humphrey
Heather Mcintosh	Mrs Couch
Mrs Krzysia Pritchard	Mary Crouch
Lauren Lloyd	Mrs Janet Beales
Lee Scott, On Behalf Of The Borde Hill Estate	Norto5 KIDZ
Lesley Horne	Marianne Taylor
Lindsay Jefferys	Richard Lillywhite
Lindsay Probets	Caroline
Mrs L Borland	R2R Computer Services
Mark Gissing	Marcus Grimes
Lynne Wilson	Symes Tree Surgery
Mollie Izzard Davey	Nik Collier
Monica Bayliss	Ouse Valley Paving
	Chris Preston

## Cuckfield Neighbourhood Plan Statement of Consultation

---

Michele Abercrombie	Andrew Marsh
Ms Brooker	Nathan Spilsted
Cuckfield Complementary Health Centre	Nick Rogers
Mr Quelch	Sarah Sheath
Helen Vintner Eaton	Andrew Clarke
Wendy McCallum	Nick Golding
Pam and Phil Johnson	fdsafzvcpl
Mrs Rita Mannick	Joyce Donoghue
Barkers Garage	entickyMiptet
Norman Wood	Amundalilla
Paul Roberts	helen boothman
Ian Nicolson	Chris Bateman
Toby	Vicky Bourne
Lucy & Robert Dickman	Mike Udell
Nikki	jojksony
The Talbot Inn	margoozfs
Nik Cobley and Rob Helliwell	Robson
David Foord-Brown	Zinydaycody
Edit Boutique	sarah hufford
Shona Wells	Stella Scrivener
JoJo Boutique	DennisBB
Helen Morris	Crawley Borough Council
David Bushby	Horsham District Council
Emma Jaffe	English Heritage
Guy Richardson	diane stenning
Sarah Brehaut	Ansty and Staplefield Parish Council
Jane Henderson	Haywards Heath Town Council
Jackie Boniface	Burgess Hill Town Council
Patrick Thomas	Simon Roche
Pete Bradbury	Joseph Pearson
Philip Turner	Elizabeth Brigden
Steve Taylor	NigelReid
Terry Denyer	John Charlton
Terry Healy	Warden Park School
Peter Trump	Parish Clerk Albourne
Peter Kitson	Parish Clerk Ansty
Claire Tester	Parish Clerk Bolney
Mid Sussex Planners	Parish Clerk Slaugham
Mark Newman	Cuckfield Museum
Andrew Metcalfe	Parish Clerk Poynings
Louise Gibbons	David Carden
Gareth Giles	Parish Clerk Hassocks
Alice Henstock	Parish Clerk Horsted Keynes
Alma Howell	Parish Clerk Hurstpierpoint
Jennifer Hollingum	Julie Holden

## Cuckfield Neighbourhood Plan Statement of Consultation

---

NSPCC  
Parish Council Lindfield Rural  
Parish Clerk Lindfield  
Playgroup  
NextStep Nursery  
Parish Clerk Balcombe  
Parish Clerk Pyecombe  
Parish Clerk Ashurstwood  
Parish Clerk Fulking  
Steven Trice  
Parish Council Turners Hill  
Jill B owe  
Jo Bonnett  
English Heritage  
Envrionment Agency  
Natural England  
Claire Bellamy  
Humphrey Price  
Andrew Metcalfe  
Jim Stevenson  
Elin Richardson  
News  
Shirley Rawlins  
English Heritage  
Tom Sharpe  
JF Crampton  
Edward King

## 5. Summary of Consultation Feedback

The following feedback was received during the six week consultation period and public open days. 42 submissions were received by email and written submission.

The information was collated and reviewed by the Neighbourhood team and Parish councillors and formed guidance on minor changes and amendments to the Pre Submission Plan

### In Summary

- There was broad support for the plan, with acknowledgement for the work submitted during the consultation phase.
- General comments on day to day Parish issues, such as Street lights, parking on pavements and general highways issues.
- Coalescence was a repeated concern and looking for the plan to provide this.
- Glenbeigh homes submitted a scheme for 70 homes at Hanlye Lane
- Fracking was identified as a concern for Wellbeing and Infrastructure.
- MSDC reaffirmed that they owned the land at Courtmead Road and were not minded to make it available as amenity and allotments.
- Mixed support for Allotments at Courtmead road, with comments
- Objection from residents in Manor Drive on the two allocations in Manor Drive
- A number of comments on concerns regarding conversion of agriculture building Outside the Built Up Area Boundary
- The High Weald Unit supported our consideration for the High Weald AONB.
- Comments from Holy Trinity Church on the provision of its own Youth Club provision and the importance of Wellbeing.
- Several request to change the boundary bordering the AONB at Whitemans Green, to allows garden development

- Southern Water stated that sewerage is under, or at, capacity in some areas and new development would require reinforcements, particularly to the north of the village.

A submission was received outside the consultation period from Knepp Castle Estate for Jengers Mead (behind recreation ground) for a discussion on future housing allocation. Due to being outside the consultation period it was not considered.

The full representations with proposed changes to the plan are illustrated below.

	Comment No	Name	Organisation	Email	Address	Postcode	Form of Comment	Topic	Comment	Response	Change made to plan
	1	Anon					Written	Biodiversity	"No protection for TPOs!!"	Tree Preservation Orders are a statutory protection for individual or groups of trees provided under separate legislation from the Neighbourhood Plan and apply to trees in conservation areas, AONB, or other areas where they are of local amenity value. There is no need to provide extra protection for trees with a TPO in the Neighbourhood Plan but a statement should be added to the plan recognising the large number of TPOs which contribute to the high amenity value of the Parish	Add a statement in the plan recognising the large number of TPOs which provide a high amenity value to the Parish
	2	Anon					Written	Housing	"Garden Grabbing. Highlands Old Cottages: Out of character; light; 20m away from neighbouring properties" Plan No. FUL/04242/12. New House	The Neighbourhood Plan policies will not support proposals for new development that are out of character with the surrounding area, or detract from the existing amenity of neighbouring properties.	No Change
	3	B Parke					Written	Infrastructure	Better road signage coming up to Whitemans Green	Signage to the historic village centre from all parts of the parish is already included within the infrastructure contributions list. Road signage will be included within the "Parish Highways and Traffic Plan" that is already referenced in relation to Policy CNP17.	No Change
	4	Mike Robson		<a href="mailto:m.r.robson@btinternet.com">m.r.robson@btinternet.com</a>	19 Barrowfield, Cuckfield	RH17 5ER	Written	Environment	I think the plan is very well thought out. It appears to maintain the feel and look of the village, but also includes expansion of housing and facilities. I have voted yes	Support noted	No Change
	5	Evelyn Stenning		<a href="mailto:evelyn.stenning@btinternet.com">evelyn.stenning@btinternet.com</a>			Written	Infrastructure	More distinctive signs at all entrances to Whitemans Green roundabout/ Also sign to say 30mph	Improvements to road signage will be included within the "Parish Highways and Traffic Plan" that is already referenced in relation to Policy CNP17.	No Change

6	Anon					Written	Infrastructure	Car Parking provision centre of village is required.	The draft Neighbourhood Plan supports retention of the car park in the village centre. Policy CNP17 also includes the possible provision of additional car parking at the Memorial Recreation ground, if this comes forwards it will be the subject of a separate consultation	No Change
7	Anon					Written	Infrastructure	Proactive - stop cars parking on pavement	The Parish Council is unable to enforce laws against parking on pavements. The Parish Council is taking measures to raise awareness in the local community of the risks of parking on pavements to pedestrians and other road users. Your comments have been passed onto the District Council.	No Change
8	Roger Crouch					Written	Fracking	It will come, and policies are needed to control noise, nuisance and pollution	Fracking will be looked at against the current policies within the plan; the District Plan and any relevancy Minerals Plan when adopted and the issues you have mentioned will be given due consideration if an application for exploration or extraction were to come forward to West Sussex County Council	No Change
9	Roger Crouch					Written	Environment	The current local plan has detailed policies for 'area of townscape'. I suggest these be incorporated in more detail	Policy B16 relating to areas of townscape character was adopted by MSDC as part of Mid Sussex Local Plan May 2004 but is not being taken forward into the emerging District Plan. However CNP1 seeks to ensure new development responds to a number of local characteristics by introducing Character Areas. CNP1 will be amended to ensure the defined areas are given more definition within the plan.	Amend Policy CNP1 to include specific reference to reflecting the identity of the local Cuckfield context as defined by Cuckfield Conversation Area and Character Area on Map 3
10	Roger Crouch					Written		Well done and thanks	Noted	No Change
11	June Raeburn					Written		On the whole the plan is well thought out	Noted	No Change

	12	June Raeburn					Written	Landscape	I'm wondering if more can be done to protect our views of the South Downs	The policies of the Plan, in particular CNP5, protect the views from public vantage points. Views of the South Downs are included within this policy. This policy will be amended to provide greater clarity by adding a reference to Map 5 - External Views.	Add cross reference to Map 5 - External Views in Policy CNP5
	13	June Raeburn					Written	Fracking	I too am worried about Fracking	Fracking will be looked at against the current policies within the plan; the District Plan and any relevancy Minerals Plan when adopted and the issues you have mentioned will be given due consideration if an application for exploration or extraction were to come forward to West Sussex County Council	No Change
	14	Ronald Hal			Hatchlands		Written	Allotments	I am opposed to the extension of the allotments to the green space at the end of Courtmead Road. The allotments are a blot on the landscape and they are allowed to erect almost anything on them, much of which you would not be allowed to do in your own back garden.	The area allocated in Policy CNP18 is allocated for open space to meet the need for amenity open space and allotments in order to cater for the high demand for allotments in this part of the village. The visual impact of the allotments and amenity open space should not be significant in this location which will be retained as open space.	No Change
	15	Hazel					Written	Infrastructure	Traffic through the village especially at peak times. Perhaps some thought could be given to discouragement of through traffic	The "Parish Highways and Traffic Plan" that is already referenced in relation to Policy CNP17 will look to manage traffic and ensure safety through the village.	No change
	16	K Tyrrell					Written	Housing	Totally ridiculous to think about building houses on CNP7b. Field in middle of all the others, no access through Horsgate House front car park (residents and tenants have legal parking rights. Would totally ruin walk across public footpath from near Scout Hut to Borde Hill Millennium Forest area.	By providing a new use for Horsegate House, this allocation seeks to retain the building or its character as a landmark building - retaining its impact on the wider landscape.	No Change
	17	K Tyrrell					Written	Housing	Agree to few houses on Court meadow land only in north Cuckfield (Hanlye Lane)	Support noted. This site has been allocated for 10 dwellings	No Change



	18	K Tyrrell					Written	Housing	Enough traffic down Ardingly Road and Hanlye Lane as it is!! Only re-convert Horsgate House to livable flats	Policy CNP7b looks to provide a new use for Horsegate House whose character should be retained as a landmark building in the wider landscape setting. The allocation of the former Court Meadow School for some 10 dwellings is unlikely to generate as much traffic as a school use. The proposed Ardingly Road allocation has now been granted planning consent by the District Council and will be removed as an allocation in the Neighbourhood Plan. Two additional crossings are to be provided in Ardingly Road through developer contributions.	Remove Ardingly Road allocation from Policy CNP 7e
	19	Anon					Written	Biodiversity	Need a policy to protect trees with TPOs	Tree Preservation Orders are a statutory protection for individual or groups of trees provided under separate legislation from the Neighbourhood Plan and apply to trees in conservation areas, AONB, or other areas where they are of local amenity value. There is no need to provide extra protection for trees with a TPO in the Neighbourhood Plan but a statement should be added to the plan recognising the large number of TPOs which contribute to the high amenity value of the Parish	Add a statement in the plan recognising the large number of TPOs which provide a high amenity value to the Parish
	20	Anon					Written	Fracking	Fracking traffic will come through Whiteman's Green - what are we doing about that?	Policy CNP 16 – Transport Impact of Development states that where development would add to traffic congestion in the village or inappropriate traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards local transport schemes. The "Parish Highways and Traffic Plan" that is already referenced in relation to Policy CNP17 will look to manage traffic and ensure safety through the village.	No Change
1	21	Steve Johnson	Warden Park Academy	<a href="mailto:sjohnson1@wardenpark.co.uk">sjohnson1@wardenpark.co.uk</a>			Email		Thanks for the opportunity to comment on the Cuckfield Neighbourhood Plan. It is an impressive and useful document.	Support Noted	No Change

1	22	Steve Johnson	Warden Park Academy	<a href="mailto:sjohnson1@wardenpark.co.uk">sjohnson1@wardenpark.co.uk</a>			Email		<p>In draft document page 70:</p> <p>'Both schools are at capacity which can result in intake restrictions applying to children in the Parish.'</p> <p>Please amend to read as follows:</p> <p>'Both schools are at capacity. In the case of Warden Park, this will not result in intake restrictions applying to children in the Parish.'</p>	Noted, this will be incorporated within the plan.	Amend plan to identify intake issue is with Holy Trinity only.
1	23	Steve Johnson	Warden Park Academy	<a href="mailto:sjohnson1@wardenpark.co.uk">sjohnson1@wardenpark.co.uk</a>			Email		<p>In draft document page 71:</p> <p>'The school currently hosts approximately 1800 pupils. There is interest from the government for Warden Park to expand to include a sixth form. There are currently no plans for additional buildings but a sixth form intake would be likely to require additional facilities.'</p> <p>Please amend to read as follows:</p> <p>'The academy is full and currently hosts approximately 1500 pupils. There are plans to replace the temporary geography buildings with a permanent building. In a proposed joint project with the West Sussex Bridge Club, it is likely that the current temporary building for drama will also be replaced with a permanent building. Both these proposed new buildings will be to the east of the site within the development boundary specified in this Neighbourhood Plan. There is demand for 6th form provision at the academy. Any such expansion would be likely to require some additional facilities.'</p>	Noted, the factual inaccuracies will be addressed within the plan.	Change made to elect 1500 and sixth form expansion

Cuckfield Neighbourhood Plan  
Statement of Consultation

1	24	Steve Johnson	Warden Park Academy	<a href="mailto:sjohnson1@wardenpark.co.uk">sjohnson1@wardenpark.co.uk</a>			Email		On page 67, it may be useful to mention the 'community gardens' at Warden Park and to include them in the associated map. The community gardens are on the north western corner of our site and are available to local people for the growing of produce. 6 plots are currently vacant. The Directors would be happy to extend the amount of land available to community should there be demand.	Noted, this will be commented on within the plan.	Community gardens are specific to the school and privately owned. No change made in the plan.
1	25	Steve Johnson	Warden Park Academy	<a href="mailto:sjohnson1@wardenpark.co.uk">sjohnson1@wardenpark.co.uk</a>			Email		Otherwise, the plan seems fair and it is particularly pleasing to see positive reference to the need for an all-weather pitch at Warden Park and favourable comment on its planned location.	Noted	No Change
2	26	Rosemary Pardey		<a href="mailto:secretary@sussexhorus.org">secretary@sussexhorus.org</a>			Email	Infrastructure	<p>I have now read this very interesting and comprehensive report.</p> <p>One comment I have to make is regards to street lighting: I have recently moved to Woodhall Close from Barrowfield where I had lived since 1964, when the houses were built. The street lighting in this development (Bylanes Close, Crescent and Woodhall Close) and some of the lights in Ardingly Road are extremely bright and I really don't think this is necessary, especially from, say 12 midnight until 6.00 am. Barrowfield lighting was much more acceptable. These lights are certainly in areas in Cuckfield that could easily be reduced.</p>	Street lighting is the responsibility of West Sussex County Council. Your comments have been passed onto them.	No Change

3	27	Barbara Woods		<a href="mailto:b.woods512@btinternet.com">b.woods512@btinternet.com</a>			Email	Biodiversity	<p>There is an area of land north and north east of Blunts Wood &amp; Paiges Meadow LNR that is designated as LWS but not as ancient woodland. This area includes Penland Wood and the strips of ancient woodland running up to Hanlye Lane. Certainly in the 2007 ancient woodland inventory done for MSDC this is classified as ancient woodland and not just LWS (in this case SNCI designated land.) Please see attached pdf which shows area of concern circled in red.</p> <p>Please would you confirm about your understanding of this matter, as it is most important with relation to development in and around Haywards Heath and Cuckfield.</p> <p>Also there is no mention of the Millennium Woodland created in 1999 which is located north of Blunts Wood &amp; Paiges Meadow LNR, within the area circled in red on the attachment. This might not have a WLS designation but Borde Hill estate did get funding from the Woodland Trust to create it with conditions stating it had to be accessible by the public. Would you be able to include this information on your map. This area is proving to be a good site for wildlife, such as Purple Emperor butterflies. SEE REP FOR MAP</p>	This area is outside of the parish boundary; however the plan and map will be amended to show these designations.	The plan and map will be amended to show these biodiversity sites and designations
4	28	Andy Spooner		<a href="mailto:a_spooner@btopenworld.com">a_spooner@btopenworld.com</a>			Email		Just reading through your draft plan. There seems to be something missing at the end of the 3rd para on page 17	Many thanks, the map reference was omitted previously. This will be inserted in the document.	Insert map reference

Cuckfield Neighbourhood Plan  
Statement of Consultation

5	29	Peter Burrowes & Barbara Binns		<a href="mailto:peterburrowes@supanet.com">peterburrowes@supanet.com</a>	The Limes, Courtmead Road & Mead Lodge, Courtmead Road	RH17 5LR	Email	Allotments	<p>My concern relates to the field and adjoining allotment land at the west end of Courtmead Road.</p> <p>Whilst I am in favour of the field being used partly for an extension of the adjacent allotments, and partly for the continued use and enjoyment by Brownies and playgroups, I am particularly concerned about a parking area for the users of such total space. Courtmead Road is a private road and its surface upkeep is paid for by the Residents. Our deeds state that Parking is not permitted in Courtmead Road, and furthermore the Emergency Services require turning space at the west end. It may indeed be necessary for the deeds relating to Courtmead Road to be examined to see if non-residents' vehicles may pass over its surface (short-term delivery and trade vehicles excepted).</p>	Support Noted. There is no intention to increase vehicular movements along Courtmead Road by the proposed allocation.	No Change
6	30	Joyce Donoghue		<a href="mailto:joyce.donoghue@tiscali.co.uk">joyce.donoghue@tiscali.co.uk</a>	12 Ledgers Meadow		Email	General	<p>Although I am not able to come to the Queen's Hall, I have read the Plan through on line and am very happy with it. I am in my mid-80s and unlikely to see how things go for very long, but I feel happy with the Plan as a realistic offering, meeting demands for a realisable number of new homes within a protected framework respecting both Cuckfield's historic centre and its natural heritage together with the wishes of those who live here. I sincerely hope that no national policy makers now or in the future will be able to set it aside or insist on alterations.</p>	Support Noted	No Change
7	31	Ros Deeming	Natural England	<a href="mailto:Roslyn.Deeming@naturalengland.org.uk">Roslyn.Deeming@naturalengland.org.uk</a>			Email	General	<p>we will be happy to offer advice or information in writing to assist with the progress of the Neighbourhood Plan.</p>	Noted	No Change

8	32	Chris Bateman		<a href="mailto:crbateman@hotmail.com">crbateman@hotmail.com</a>			Email	Housing	<p>I had a lengthy discussion with Stephen tonight at your open evening, regarding our intention to apply for planning permission once again for our land on Broad Street (which we have owned for the past 22 years), and my request that the Cuckfield Parish Council support our application, in line with your policy CNP 8 (Housing Development within the Built Up Area Boundary). This application will be for one house, but as per my discussions with Stephen this can be amended if the Cuckfield Parish Council wish to have more than one house on the plot, in order for you to help fill your quota with central government, but of course all the planning criteria i.e. overlooking, noise etc. would have to be taken into account.</p> <p>Our application was a full detailed planning application, and the design of the house, position, and that there would not be any noise and disturbance from the environs of the site, were all approved by the planning officer Steve Ashdown in 2001. We would of course use materials which would be acceptable to the Cuckfield Parish Council in the construction of the new house, and would be compatible with the surrounding properties, also we would retain as many of the trees and hedge rows as possible to reduce the impact of the new house on the environment.</p> <p>I have been overseas in Borneo for the last 14 years and now I have returned, I find it really hard to understand how the boundary / building line in Cuckfield can be changed as easily as it has. I have been trying to obtain planning permission on our plot of land for the past 22 years, and as you can see from the attached plans, it is within the building line. So I would say that our new proposed application would be a Win / Win situation for both</p>	Any development proposed on this site will be assessed against current policies and Policy CNP8 and any development permitted would be classed as windfall in the current plan. The site has planning and appeal history which is relates to access.	No Change
---	----	---------------	--	--	--	--	-------	---------	--	--	-----------

									<p>ourselves and the Cuckfield Parish Council, as you would not have to negotiate or trade off areas of green belt land outside the building line around Cuckfield to large building corporations, in order to meet the required quotas from central government for the number of houses built.</p> <p>As I already mentioned, you will see from the attached plans, that our land is within the building line / boundary of Cuckfield, and the last planning application which we submitted on July 2000 was Approved by the planning Officer Steve Ashdown and his senior planning officer, on the 13th Dec 2001, this approval stamp can be seen on the attached plans, but the application was subsequently turned down by the planning committee without reason, probably due to the previous applications over the years. The planning officer Steve Ashdown approved this application along with all the points raised in you Policy CNP 8 document page 47.</p> <p>We understand fully the pressures that the Cuckfield Parish Council is under to meet the required central government house building quotas, so our proposal would im sure assist you with trying to keep the boundaries of Cuckfield secure from further green belt developments, as our land is within this golden line around Cuckfield which seems to be expanding year on year.</p>		
--	--	--	--	--	--	--	--	--	--	--	--

9	33	Charlie Dormer	Resident	Charlie Dormer <charlie.dormer@hotmail.co.uk>			Email	Biodiversity	I particularly like the way in which agreements between Cuckfield level strategic documents and national/international policy is highlighted. This shows that the Neighbourhood Plan is the newest instalment in a long history of thinking globally, acting locally! The framing of the biodiversity question in both its intrinsic value and in terms of "ecosystem services" (although I note this buzzword seems almost deliberately avoided!) is very current. The Defra White Paper The Natural Choice also put a big effort on public participation in biodiversity conservation, which possibly could be stressed - especially as, with the New England Wood and other activities going on in Cuckfield, the village is a good example of that.	Noted	No Change
11	34	Howard Dixon	Resident	Linda and Howard Dixon <dixon.11@hotmail.co.uk>			Email	Development	Paragraph 48 of the NPPF advises that residential gardens should not be included in windfall sites for development.  Your Plan should develop these themes so as to preserve the residential gardens of our village and to prevent such development. Where this has happened in the past, it has invariably drastically altered the local street scene e.g. old character properties now with very small 'modern development' sized back yards, with modern houses having been built in very close proximity in what was once their garden	The plan's policies seek to manage the scale, height, form and spacing of extensions in gardens and of infill development. New permitted development rights mean that the plan may not now be able to apply to some extensions.	No Change,
12	35		Marine Management Organisation	<a href="mailto:Angela.Atkinson@marinemanagement.org.uk">Angela.Atkinson@marinemanagement.org.uk</a>	Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH		Written		Acknowledgement of plan with no comment	None	No Change



13	36	Keith Banks	Manor drive resident	keith.d.banks@btinternet.com	Not provided		Email	Development	<p>Good Morning Mr Page</p> <p>The front of the Daily Telegraph makes interesting reading as does the inside section on the same subject.</p> <p>Councils approaching land owners after the call for land and predetermined sites by the council for assessment.</p> <p>You are correct it is not illegal - but is it moral?</p> <p>Might prove a good issue during the referendum!</p> <p>I am writing this on my own behalf as a reaction to the Telegraph pieces.</p> <p>Food for thought especially for Mr Salisbury.</p> <p>Regards</p> <p>Keith Banks</p>	Respondent is referring to our 'call for sites' and has a concern that we influenced the land owner to come forward. Normal planning practise has been followed in this case.	No Change
14	37	Trisha Comrie	Resident	trishacomrie@tiscali.co.uk	Not provided		Email	Sustainability	<p>I have read the Draft Neighbourhood Plan, for which I commend you all. The end, as they say, is in sight!</p> <p>There is just point I'd like to make: the assumption is made (not just here but in general debate) that we all know what "sustainable" means! The 1987 UN Bruntland Report, entitled "Our Common Future", defined sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". And, of course, this means future generations of all species, not just ours!</p> <p>However, the word has become so "fashionable" that it is used indiscriminately: "sustainable use", "sustainable development", "sustainable growth" (an oxymoron as everything has to die at some stage) etc etc., all meaning something slightly</p>	Support noted. The Neighbourhood Plan must be consistent with the National Planning Policy Framework which defines sustainable development.	No Change

									different! Which makes having some sort of a definition, at the outset, all the more important, I would think.....		
15	38	June Raeburn	Resident	June Raeburn <raeburn08@o2.co.uk>	Not provided		Email	Courtmead Road	I wish to add a further point-re the field at the end of Courtmead road, I agree with the plan that it should be an amenity area split between allotments and a play area for local children's groups. June Raeburn	Support noted	No Change
16	39	James Cogan	ECE Planning	<a href="mailto:jcogan@eceplanning.com">jcogan@eceplanning.com</a>			Email	Development	Outline proposal for a Natural Burial ground of Newbury Lane	Cuckfield has considerable capacity for burials within the CPC owned church yard and does not have an identified need for further capacity.	No Change
17	40	Tom Clark	MSDC Legal Services	tomc@midsussex.gov.uk			Email	Development	As landowner the District Council is not minded to make land at the western end of Courtmead Road available for allotment and amenity open space and therefore the proposed allocation in the Neighbourhood Plan is undeliverable.	The allocation to meet the objectively assessed needs of the area sets out the most appropriate use for the site. The site will need to be acquired from the District Council and future allocated development in the Parish will be expected to contribute to implementing this proposal.	No Change

Cuckfield Neighbourhood Plan  
Statement of Consultation

18	41	Guy Berkley	Resident		11 Manor drive	RH17 5BT	Email	Development	Support for plan. Concern over access and allocation of 5 units being in keeping with existing Manor Drive property. Comments that may reconsider land use if number is not reduced.	We allocated this site based on the response of the site owner during the call for sites, which included demolition of existing house. We followed standard PHLAA methodology to determine the developability of this site, including access arrangements, which were assessed as suitable for 5 dwellings. However, due to the owners concern, the Plan has been amended to include approximately 3 dwellings on this allocated site.	Revise capacity of Policy CNP6c) 11 Manor Drive to approximately 3 dwellings
19	42	David Sayer	Resident	<a href="mailto:thesayers@googlemail.com">thesayers@googlemail.com</a>	Webster House, Mill Hall, Whitemans Green	RH175HX	Email	Development	Support for Sustainable development, raises awareness of anomalies in BUAB at Whitemans Green. Requesting to change the BUAB to include properties including Mill Hall		None
20	43	Elizabeth Brigden. Crawley Borough Council	Consultees	Brigden, Elizabeth <Elizabeth.Brigden@crawley.gov.uk>	Environment and Housing		Email	Development	Support for plan and Policies	Support Noted	No Change

Cuckfield Neighbourhood Plan  
Statement of Consultation

22	45	Manor Drive residents	Resident	<a href="mailto:robertpowell10@me.com">robertpowell10@me.com</a>			Email and Letter	Development	Joint letter from 17 residents opposing allocation of both sites. Objections based on access, AONB Boundary, too much housing proposed, ecology, quality of Manor House	The access to this allocated site has been assessed as suitable by a highway engineer. The site is located outside the AONB but the Form, Layout and Landscaping requirements for the site seek to ensure a development which would respect the setting of the AONB. The amount of housing proposed in the Neighbourhood Plan aims to meet the objectively assessed need for the Parish whilst also providing some flexibility as required by national planning policy. No significant Flora or Fauna has been identified in the Biodiversity assessment. Landowner has restated they are aware of the Covenant on the plot and have taken the legal consideration into account. Two previous plots have had development with covenants (No 1 and No 20). See rep 37 which is linked.	Revise capacity of Policy CNP6c) 11 Manor Drive to approximately 3 dwellings
23	46	Insp Marcus Potter	Sussex Police	Marcus.Potter@sussex.pnn.police.uk			Email	General	Although I did not make the meetings I did print the plan and read it cover to cover. I thought that the plan was well drafted, thorough, balanced and persuasive. There was nothing in the document that I disagreed with and much that I supported.  Can I take this opportunity to thank you for your hard work in preparing our village for the future.	Noted	No Change

Cuckfield Neighbourhood Plan  
Statement of Consultation

24	47	Bridget Keates	Resident	Bridget Keates <bridget@bwallace.plus.com>			Email	Parking	<p>I feel that parking is a major concern since vehicles are always parked on our lovely brick pavements. This is a particular problem north of the Queen's Hall where mothers of toddlers attending Socotots etc. park their large cars well over the pathway. I realise that having parking both sides of the road is an excellent traffic calming system but there is considerable damage to one of Cuckfield's most attractive features.</p> <p>Either more parking spaces need to be provided and parking on the pavement strictly penalised, or a more radical solution would be to reduce the width of the pavement. The spare bricks could then be used to pave the path further north where it is still tarmac. Keep up the good work</p>	The Neighbourhood Plan supports retention of the car park in the village centre. Policy CNP17 also includes the possible provision of additional car parking at the Memorial Recreation ground, if this comes forwards it will be the subject of a separate consultation. On street parking is a matter for enforcement by the District Council and is outside the jurisdiction of the Neighbourhood Plan but the "Parish Highways and Traffic Plan" that is already referenced in Policy CNP17 will look to manage traffic and ensure safety through the village.	No Change
25	48	Lara Walford, Governor,	Holy trinity School	lwalford@wsgfl.org.uk			Email	School	In response to the draft consultation document, Holy Trinity C.E (A) Primary School recognises the plan to be in keeping with the school views. Holy Trinity, in partnership with the PCC, supports the need for the expansion of the school in order to provide adequate facilities to meet the growing local need. The school shares the vision that all children in the local community should be able to attend their local parish primary school,	Noted	No Change
26	49	Louise Groom	Resident	Upper Sparks farm		Rh17 5HY	Email	Boundary	<p>Concern over development outside the BUAB.</p> <p>Concern over Agricultural building being converted.</p>	Policies CNP 6, 11 and 14 seek to control development outside the BUAB. CNP 14 is consistent with national planning policy but is to be strengthened in order to control the impact of such development on the countryside and its users.	Amend Policy CNP14 to apply greater control over extensions rather than conversions.
27	50	Richard Lillywhite	Resident	Richard Lillywhite <richard.lillywhite@fastmail.fm>	7 the Highlands, Ardingly Road, Cuckfield	RH17 5HL	Email	Character Areas	<p>Pleased with the plan and comments of thanks.</p> <p>Request for the highlands to be designated its own character area.</p>	Re Character Area. The Highlands forms a small enclave within the context of the larger settlement, its size does not warrant a separate area.	No Change

Cuckfield Neighbourhood Plan  
Statement of Consultation

28	51	Chris Antram	Resident	Chris Antram <chris.antram@btinternet.com>	4 The Brambles	Rh17 5BF	Email	Development	Comments of thanks and support for the document. Can CNP4 be used to protect a small pocket of land between the Brambles and Meadow View development.	Support Noted. CNP1 and CP6 would be used to review the suitability of any application coming forward on this land.	No Change
29	52	Ed Hanson	Barton Willmore on behalf of Glenbeigh Homes	Colin Whelan <colinw@glenbeighltd.com>	7 Soho Sq, London	W1D3QB	Email and Letter	Development	Development brief submitted during consultation. No formal indication to plan preparation for intent to develop and scheme considerations.	In relation to housing provision at Cuckfield, the District Council and Parish Council have been working closely together in relation to the evidence base and the Neighbourhood Plan. Where neighbourhood planning is undertaken before an up-to-date local plan is in place, collaboration between the community and the District Council is critical. In developing the Cuckfield Neighbourhood Plan, Mid Sussex District Council has taken an active role in advising and supporting the local Neighbourhood Plan team, sharing evidence and information and ensuring the Neighbourhood Plan fits with any relevant up-to-date evidence of strategic needs. The Parish Council have received advice from MSDC that the Cuckfield Neighbourhood Plan is in general conformity with the strategic policies of the Local Plan and the emerging District Plan. The plan period is clearly stated in the Neighbourhood Plan as 2011 – 2031 to conform with the emerging District Plan. It follows that any housing completions built from 2011 will count towards meeting the housing provision. This includes Chatfield Road and the fact that it was allocated in a local plan is not relevant. It is for the PHLAA to set its own threshold of appropriate site size for consideration and it is considered appropriate in the local context to include sites of a single dwelling. Former Court Meadow School, Hanlye Lane is no longer an operational school and is a previously developed site (unlike the site proposed by this representation). The PHLAA assesses the proposed site as unsuitable for housing development.	No change

30	53	Ian Nicolson	Resident	Ian Nicolson <iannick52@yahoo.co.uk>			Email	Development	Comments on pond in Delmon House	The plan period is clearly stated in the NP as 2011 – 2031 to conform with the emerging District Plan. It follows that any housing completions built from 2011 will count towards reaching the dwelling target. This includes Chatfield Road and the fact that it was allocated in a local plan is not relevant. It is for the PHLAA and NP to set its own threshold of appropriate site size for consideration and it is considered appropriate in the local context to include sites of a single dwelling. Former Court Meadow School, Hanlye Lane is no longer an operational school and is a previously developed site (unlike the site proposed by this representation). The PHLAA indicated that the site is unsuitable for residential development.	No Change
31	54	John Lister	Natural England	Lister, John (NE) <John.Lister@naturalengland.org.uk>			Email	Biodiversity	Positive comments on overall plan. MSDC have assessed the quantum of development Could CNP5 make reference to protected species has the HW AONB been consulted	Policy CNP5 specifically highlights protected species; bio diversity assessment for the parish has been undertaken. With regard to the AONB, we recognise the importance of the designation and seek to protect it in Policies CNP1 and CNP6, which highlight the AONB management plan. The PHLAA assessment has identified developable sites with the lowest impact on the landscape. The SA has tested the impact of the Neighbourhood Plan on the landscape.	No Change

Cuckfield Neighbourhood Plan  
Statement of Consultation

32	55	Steve Trice	Haywards heath TC	Steven Trice <Steven.Trice@haywardsheath.gov.uk>	Town Hall, 40 Boltro Road, Haywards Heath	RH16 1BA	Email	Coalescence	The Town Council acknowledges and supports Policy CNP4 preventing coalescence between Haywards Heath and Cuckfield. This is a similar policy to the one Haywards Heath is developing in its emerging Neighbourhood Plan. However, it is felt that policy CNP4 (a) could be open to interpretation and should be made more robust to eliminate the opportunity for any future development outside the Cuckfield built up boundary. This is on the grounds that it only precludes development that reduces coalescence and could be deemed to suggest that house density could increase between the Parish and the Town built up area.	Support noted from adjoining Town Council, specifically with regard to CNP4 and preventing coalescence. Policies CN5, 6 and 11 all seek to control development outside the BUAB which will include housing density. Policy CNP4 will be reviewed to incorporate reference to the adverse impact of increasing the density of development	Review Policy CNP3 to incorporate reference to the adverse impact of increasing the density of development
33	56	Lisa da Silva	Horsham District Council	Da Silva, Lisa <Lisa.DaSilva@horsham.gov.uk>					Whilst we do not have any comments to make at this stage, we look forward to being involved in any subsequent stages of the Neighbourhood Development Plan process and welcome the opportunity to work with Cuckfield Parish Council further.	Support noted	No Change



34	57	Paul Mantripp	Cuckfield Society	Paul Mantripp <paul.mantripp@talk21.com>			Email	Development	<p>The Cuckfield Society would like to congratulate and thank the Neighbourhood Plan Group for their diligence and resolution in creating the draft Neighbourhood Plan. It has been a huge effort by many within the village.</p> <p>1.We welcome the tighter definition of the village built up boundary  2.We acknowledge that the plan identifies an over provision for new homes in recognition that some land may not come forward for development within the timeline of the Plan.  3.We support the NP Policies, which seek to protect the village and its environs.  4.We do have concerns over the relationship between the emerging MSDC District Plan and the Parish Neighbourhood Plan. The draft District Plan will be out for consultation during the spring / summer of 2013. There is a school of thought that contends that the content of the Neighbourhood Plan cannot be fully appraised until the District Plan is adopted. This is currently planned for April 2014, but could easily be delayed.</p>	Supported noted. The Parish Council are aware that the Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan and have worked very closely with the District Council who have taken an active role in advising and supporting the community group, sharing evidence and information and ensuring the neighbourhood plan fits with any relevant up-to-date evidence of strategic needs and the strategic policies of its adopted and emerging development plans.	No Change
----	----	---------------	-------------------	---	--	--	-------	-------------	---	---	-----------

35	58	Colin Sewell-Rutter	Holy Trinity Church	Colin Sewell-Rutter <colin@sewell-rutter.com>	Church office, The Old School		Email	Well Being and Infrastructure	<p>Support for plan and process, no material objection to policies (except CNP17)</p> <p>Main comments on background relating to role of church in Cuckfield Society. Would like to see the Church youth club referenced in the context of the Youth Club provision in London lane.</p> <p>recognise church as the value of Community Heart.</p> <p>Request for Church Platt to be considered in Highways plan for surfacing and street lightning.</p>	<p>Support Noted</p> <p>The plan recognises the strong community spirit and the role the church's and other bodies play in this. The church, setting and historic value is noted in the role it plays in attracting visitors to the village.</p> <p>Re Youth Club, Plan will reflect provision of youth services provided by the church</p> <p>The plans will recognise the contribution the church building and its surrounding make to the heritage of the village.</p> <p>Re Church Platt. Policy CNP 17 h) seeks Improvements to the pedestrian environment in the High Street area. Resurfacing is the responsibility of the Highways Authority; we understand this is now scheduled for 2014 and being reviewed by West Sussex highways</p>	Plan will reflect provision of youth services provided by the church
----	----	---------------------	---------------------	--	-------------------------------	--	-------	-------------------------------	--	---	--

36	59	Gerard Conway	Resident	Email, Letter	Mizbrook House, Cleavers lane, Cuckfield	RH17 5HZ		Development outside boundary	<p>Support and Thanks for plan to date.</p> <p>CNP14 does not support sustainable development.</p> <p>Risk industrialising the landscape around Cuckfield, leading to coalescence.</p> <p>Impact on landscape</p> <p>Does not consider pollution, biodiversity and historical environment.</p> <p>No mechanism to prevent abuse from bare agricultural and developable land.</p>	<p>Policies should be amended to ensure reference to heritage and pollution. Policy CNP14 should be amended and refer to change of use rather than conversion.</p>	<p>Policy CNP 1 - Design of New Development and Conservation to include reference to heritage and pollution. Amend Policy CNP 14 - Business Development in the Countryside</p>
37	60	Keith Banks	resident		12 Manor Drive	RH17 5BT	Letter	Development	<p>Objection to allocation of land behind respondent's property. Raises issues of covenants on land in Manor Drive which he intends to enforce. Council preselected the sites before determining if they were legally available. Should not encourage landowners to put their land forward. Asking to withdraw both allocation in Manor Drive and will enforce any legal covenants.</p>	<p>The 'call for sites' exercise follows normal planning practice. A restrictive covenant is not a material consideration for the local planning authority to take into account when considering a development proposal. The Land owner has confirmed he is aware of covenants and potential for land tribunal. A copy of the covenant has been obtained and is being filed with the Parish solicitor.</p>	<p>No change made</p>

**Cuckfield Neighbourhood Plan  
Statement of Consultation**

---

38	61	Multiple	Residents	Letter	Weald Chase, Staplefield Road, Cuckfield	Rh17 5HY	Letter	Development Outside Boundary	Support for Plan. Concerns over development outside of boundary and conversion of agricultural to residential.	Policies CNP 6, 11 and 14 seek to control development outside the BUAB. CNP 14 is consistent with national planning policy but is to be strengthened in order to control the impact of such development on the countryside and its users.	Amend Policy CNP14 to apply greater control over extensions rather than conversions.
39	62	Carmelle Bell	Thames Water	Carmelle.Bell@thameswater.co.uk			Email	Drainage	Advising that Cuckfield drains into Southern Water and clean water served by SE water	Noted	No Change
41	63	Carmelle Bell	Thames Water						Duplicated	Noted	No Change
42	64	Rachel A Bust	Coal Authority	Claire Streather <ClaireStreather@coal.gov.uk>			Email	Infrastructure	As you will be aware the Cuckfield parish area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the draft Neighbourhood Plan.	Noted	No Change

