

Examiner Recommendation	Action Taken
Policy EG2 – Areas of Development Constraint	
<p>Modify the policy by splitting it in two to create policy EG2- areas of Development Constraint and policy EG2a Preventing Coalescence as follows:</p>	Modification made
Policy EG2 – Areas of Countryside Development Constraint	
<p>Planning permission will normally be granted for the sympathetic conversion of redundant rural buildings, limited small-scale new development and extensions to existing buildings within the Countryside Areas of Development Constraint provided they comply with the following criteria:</p>	
<ul style="list-style-type: none"> (1) In the case of replacement dwellings, the proposal is no more obtrusive than the dwelling it replaces and is of an appropriate design for its location and setting; (2) In the case of extensions, the proposal is subservient in scale and form to the original dwelling along with the coherent use of materials; (3) In the case of converted buildings, the new use has minimal impact on the openness of the countryside, in terms of the new curtilage, and parking; in the case of outdoor sport, recreation and community uses of land, the proposals support the objective of keeping land open; (4) The proposal comprises essential small-scale proposals for agricultural or sport and recreation such as pavilions and changing rooms; and (5) It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available. 	
Policy EG2a – Preventing Coalescence	
<p>Planning permission will not normally be granted for development which:</p>	
<ul style="list-style-type: none"> (1) Results in the coalescence of East Grinstead with Crawley Down or Ashurst Wood; (2) Results in the perception of openness being unacceptably eroded within this area; or (3) Contributes towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads. 	
Policy EG 4 - Heritage Assets	
<p>Modify policy and text in response to the comments of Historic England by splitting policy EG4 into two policies EG4 and EG4a modified as follows:</p>	Modification made
Policy EG 4 – Designated and Non Designated Heritage	

<p>Assets.</p> <p>Applications affecting designated and non-designated heritage assets must be supported by an appropriately detailed assessment of their heritage significance and the impact of the proposals on that significance.</p> <p>EG4a</p> <p>Proposals for development within The Portlands area of 58 to 84 High Street will be subject to rigorous assessment having regard to their impact on the area's character and appearance, and the contribution of its archaeological evidence to the special historic interest importance and contribution to the significance of the Conservation Area, including the evidence of medieval property boundaries and use for agricultural production.</p> <p>Delete paragraph 4.19</p>	
<p>Policy EG5 – Housing</p> <p>Modify this policy to provide the flexibility to meet the local housing need over the plan period by allowing for development outside the Built Up Area boundary subject to criteria as follows:</p> <p>Policy EG5 – Housing</p> <p>The East Grinstead Neighbourhood Plan area is subject to significant environmental and infrastructure constraints and as a result new housing development on land defined as 'previously developed,' where the site is predominantly previously developed or is green infrastructure that can be demonstrated to be surplus to requirements will be supported subject to the criteria below and compliance with other policies within the plan.</p> <p>Other proposals for new housing development will only be supported if:</p> <ul style="list-style-type: none"> a) The proposed development contributes to sustainable development; b) An application is supported by robust assessment of the environmental and visual impact of the proposal and include as necessary appropriate mitigation measures; c) An application is supported by a robust assessment of the impact of the proposal upon the local highway network and it can be demonstrated that the proposal will not cause a severe cumulative impact in terms of road safety and increased congestion after proposed mitigation is taken into account; d) The proposal complies with design guidance contained in policy EG3 or a relevant Development Brief; e) The proposal provides a mix of tenure types 	Modification made

<p>including private, social rented and shared equity (intermediate);</p> <p>f)Contributions are made towards SANG and Strategic Access Management and Monitoring (SAMM); and</p> <p>g) The proposal meets its own infrastructure needs.</p> <p>Where proposals comply with Policy EG5, relevant site-specific policies and mitigate their highway and other infrastructure impacts, the following sites (EG6A and EG6B) will be encouraged to come forward for residential development.</p>	
Policy EG8 – East Grinstead Town Centre	
<p>The change of use of retail and office premises is covered by wide ranging Permitted Development and Prior Approval regime, the final paragraph of this policy does not align with this regime.</p> <p>Delete final paragraph</p>	Modification made
Policy EG10 – Employment Provision	
<p>This policy seeks to cover two separate issues and would be less confusing if split into two policies as follows:</p> <p>Policy EG10 – Employment Provision</p> <p>Planning permission will be granted for the redevelopment, extension or alteration of existing B use category business premises. Applications will be granted where they:</p> <p class="list-item-l1">(1) Are on a site defined as previously developed land;</p> <p class="list-item-l1">(2) Meet the parking requirements of the adopted Development Plan;</p> <p class="list-item-l1">(3) Provide a high quality landscape setting;</p> <p class="list-item-l1">(4) Demonstrate that the residual cumulative impacts of development on the transport network are not severe;</p> <p class="list-item-l1">(5) Meet their own infrastructure needs; and</p> <p class="list-item-l1">(6) Are in a location and of a scale, form and design which is in character with its surroundings.</p> <p>Proposals for mixed-use redevelopment of ‘previously developed’ business sites will be permitted providing the proposal includes a qualitative enhancement in the business floorspace being provided.</p> <p>Policy EG10a</p> <p>The loss of lawful business premises and sites within the existing settlement confines will be generally resisted.</p> <p>Planning permission will only be granted if it can be demonstrated that the site has been unsuccessfully marketed for employment/business re-use for a period of at least 6 months; the building is unsuitable or unviable for</p>	Modification made

continued business use; there is no reasonable prospect of the take up or continued use for business use at the site/premises in the longer term; and the proposal meets other policies of the Development Plan.	
Policy EG11 – Mitigating Highway Impact	
Modifications recommended to align with NPPF and encourage sustainable forms of transport as follows:	Modification made
<p>Policy EG11 – Mitigating Highway Impact</p> <p>Due to the identified highway constraints within the Neighbourhood Plan Area all new housing and business development proposals will be expected to:</p> <p class="list-item-l1">(1) Be supported by an appropriate assessment of the impact of the proposal on the highway network. Proposals, which cause a severe cumulative impact in terms of road safety and increased congestion, which cannot be ameliorated through appropriate mitigation will be refused. Appropriate mitigation could be in the form of a zero car development (where justified in a transport assessment), a travel plan, the provision of footpath and cycle links, junction and highway improvements or contributions to the Highway Authority to carry out junction and highway improvements</p> <p class="list-item-l1">(2) Include access arrangements that are appropriately designed and include adequate visibility splays.</p>	
Policy EG14 – Protection of Open Space	
The policy be modified to remove the reference to “green spaces of visual amenity” to avoid the inclusion of private green space as follows:	Modification made
<p>EG14 – Protection of Open Space</p> <p>Existing public open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <ul style="list-style-type: none"> • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. 	
SS3 – Imberhorne Lower School, Windmill Lane	
The requirement for a development brief to be adopted falls	

outside the scope of a Neighbourhood Plan therefore criteria 1 should be modified as follows: (1) A development brief has been prepared, which explains the design approach for the site, including the mix of uses, any phased development and highway mitigation;	Modification made
Policy SS6 – Queen Victoria Hospital Modification recommended in response to Historic England's comments as follows: Policy SS6 – Queen Victoria Hospital The loss of the hospital use will be resisted. Proposals for new and extended hospital facilities and general practitioners services will be supported, including ancillary uses, subject to: (1) The design conserving and complementing the historic and architecturally significant elements of the hospital and protecting the character of the cottage hospital, tower and World War Two additions;" (2) The new buildings of up to four storeys in height subject to design justification and protecting the character of the cottage hospital, tower and World War Two additions; (3) Appropriate landscaping with native species; (4) Provision of adequate parking, drop off and pick up facilities, public transport infrastructure such as bus stops, taxi rank facility and travel plans for staff will need to be implemented.	Modification made