

The Development of the R&RNDP

Rogate Parish Council established a working party of councillors at its full council meeting on 26 March 2012 to investigate the benefits and dis-benefits of developing a neighbourhood plan. The meeting also resolved to issue a press release in order to generate interest within the community. The issue was also discussed at the Annual Parish Meeting on 16 April 2012 and the Council's Annual Meeting on 21 May 2012; both open to the public. On 17 December 2012 the Council was informed that the registration of the Council's intention to develop a Neighbourhood Plan for the parish had been submitted to SDNPA. An inaugural Neighbourhood Plan public meeting was organised for 7 May 2013 (with 60 attendees) to see whether there was general support within the community. The public meeting on for 22 May 2013 agreed the appointment of the Project Manager, Paddy Walker, and a Steering Committee.

Consultants (Studio LK Ltd) were appointed in August 2013 to undertake an Enquiry by Design process to explore eight topic areas to be covered by the NP: scale, mix and location of development, affordable housing, business and the local economy, traffic and movement, environment, a young and old, community and recreational interest as well as other parish specific issues. The consultants undertook a program of workshop events, a collaborative design process, established community capital, identified stakeholders and created an evidence base for a final neighbourhood plan. A major questionnaire survey was also undertaken to get views across all the topic areas.

Following the Enquiry by Design a number of development sites were identified. These were evaluated culminating in a report in July 2015. Discussions were held with SDNPA at that time as it had allocated 11 new dwellings just within the Rogate Settlement Area. It was therefore decided to not to specify any development sites in the R&RNDP that would go to Pre-Submission Consultation between 23 October and 4 December 2015. However, SDNPA later advised that development sites should be included in the NP. Subsequently in 2016 the Parish Council took back the preparation process and resolved to include sites suitable for development.

During 2016 and early 2017 possible sites were investigated and feasibility designs developed for the two final sites: Renault Garage and bungalow in Rogate and part of Flying Bull garden in Rake. In addition to these two sites, a site at 1-4 Parsonage was also seriously considered. It would involve demolishing four houses and constructing eight 3-bed semi-detached houses and a car park for 24 vehicles. However, strong views were expressed at the consultation against development on the Parsonage but in support of additional parking spaces since the garages site has been lost to development. The Council initially thought that a smaller development of eight units plus an off-street car park would work but subsequent discussions cast doubt about the viability of such a development. It was also recognised that with the recent development next to 77 Parsonage and the redevelopment of the garages site, there had probably been enough change in the area. In May 2017 the Council resolved to remove the Parsonage site.

Consequently, V31 of the R&RNDP was submitted for a second Pre-Submission consultation between 20 June and 18 August 2017. The Pre-Submission Consultation includes the statutory consultees : South Downs National Park Authority, West Sussex County Council, Chichester and East Hants District Council, adjoining Parish Councils, Environment Agency, English Heritage, Historic England, Highways Agency, Network Rail, Homes and Communities

Agency, Water and Electricity companies, BT, as well as to interested parties such as the Sussex Wildlife Trust, local churches, Health Boards, local schools and local sport and youth organisations. Hard copies were available in Rogate shop, the White Horse pub, The Flying Bull pub and Rake Garden Centre coffee shop. In addition, there were posters and an email distribution.

The Pre-Submission consultation generated 21 responses from the 46 statutory consultees (about half) and 5 responses from the general public. Of the statutory responses 15 provided no comment, 1 suggested text changes, 3 proposed changes to policies and 2 (Historic England and SDNPA) provided over 20 comments. Of the public responses 3 were supportive while 1 objected to the Renault Garage site, 1 objected to the Rake development site and 1 proposed a change to policies.

Following the consultation comments the content and policies of the R&RNDP were reviewed and revised. In addition, the extensive supporting documents (Basic Conditions Statement and Consultation Statement) were assembled.

In late 2018, legal challenges to other NPs elsewhere resulted in SDNPA identifying the need for the R&RNDP to include a Habitats Regulations Assessment and a Sustainability Appraisal / Strategic Environmental Assessment. This reversed a previous analysis that determined this work was not necessary. SDNPA appointed Aecom to undertake the work in April 2019 and it reported the final documents in March 2020.

In the meantime, following representations from residents in Nyewood, Chichester District Council decided to change the Rogate Parish boundary. Up and till 1 April 2019 the parish also included the north-eastern part of Nyewood but on that date the boundary between Rogate Parish and Harting Parish was amended. Consequently, the designated R&RNDP area was also amended by SDNPA in September 2020 following a request by RPC in March 2020. Consultations undertaken before 1 April 2019 covered the old designated area.

The Regulation 16 Consultation was expected to commence in the spring of 2020 but was delayed due to restrictions related to the Covid19 pandemic. These were finally lifted, except that hard copies would not be made available, allowing the consultation to proceed in October 2020.