

WORTH PARISH COUNCIL

Planning & Highways
Committee

Meeting Pack

July 9th 2018

Issued: Tuesday, 3rd July 2018

Phone: 01342 713407

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To: Members of the Planning and Highways Committee.

Notice of Meeting

You are hereby summoned to the **Planning and Highways Committee** meeting of Worth Parish Council. To be held in the South Room, The Parish Hub, Borers Arms Road, Copthorne, on **Monday, 9th July 2018, at 19:30hrs** when the following business will be considered and transacted:

Mrs J. Nagy
Clerk to the Council

AGENDA

- 1. Public Question Time – 15 minutes** – To receive, and act upon if considered necessary, comments made by members of the public.

Members of the Public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

- 2. Apologies** – to receive and approve apologies for absence.
- 3. Declarations of Disclosable Pecuniary and Other Interests** – To receive any declarations of interest from Councillors.
- 4. Minutes** – To discuss, amend if necessary and thereafter approve the Minutes of the Planning and Highways Committee meeting held on 25th June 2018.
- 5. Chairman's Announcements** – To receive any announcements by the Chairman of the Planning and Highways Committee.
- 6. Update on Mid Sussex District Council Planning Committee meetings** – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:
 - District Planning Committee – next meeting: July 12th 2018 at 14:00 hrs.
 - Planning Committee A – next meeting: July 19th 2018 at 19:00 hrs.
 - Planning Committee B – next meeting: August 2nd 2018 at 19:00 hrs.
- 7. Planning Decisions from Mid Sussex District Council** – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority.

Reference	Address	WPC	MDSC
DM/18/0836	Greenacre Copthorne Common Road Copthorne RH10 3LA	Support	Withdrawn
DM/18/1661	The Martlets Copthorne Bank Copthorne RH10 3QX	Support	Refused
DM/18/0165	Tree Tops Copthorne Road Copthorne RH10 3PD	Conditional Support	Registered
DM/17/3647	Land South West Of Ascotts Crawley Down Road Felbridge	Object	Approved
DM/18/1842	56 Forest Close Crawley Down Crawley West Sussex RH10 4LU	Object	Approved
DM/17/0402	Tiltwood East Hophurst Lane Crawley Down RH10 4LL	Strongly Object	Approved
DM/18/1228	West House Crawley Down Road Felbridge RH19 2PS	Planning Officer	Approved
DM/18/1606	Lemon Meadow & Yew Tree Cottage Turners Hill Road RH10 4EY	Support	Approved
DM/18/1000	9 Fermandy Lane Crawley Down RH10 4UB	Support	Approved
DM/18/1747	Catkin Wallage Lane Crawley Down RH10 4NN	Support	Approved
DM/18/1645	2 Hillside Crawley Down RH10 4XD	Support	Approved
DM/18/1666	6 Knowle Close Copthorne RH10 3LR	Tree Officer	Approved
DM/18/1699	8 Burleigh Way Crawley Down RH10 4LX	Support	Approved

DM/18/1733	Border Oak Shipley Bridge Lane Copthorne RH10 3JL	Conditional Support	Approved
DM/18/1876	7 Akehurst Close Copthorne RH10 3QQ	Conditional Support	Approved
DM/18/1890	2 Elger Way Copthorne RH10 3JJ	Support	Approved
DM/18/1966	15 Brookside Copthorne RH10 3QP	Support	Approved

- 8. Appeals** – To receive and note any Planning Appeals.
- **AP/18/0020** – Tudor Cottage – Appeal Dismissed
 - **AP/18/0005** – 1 Verwood Cottages – Appeal Allowed
- 9. Planning Compliance Action** – To receive a report on any actions currently being investigated by Mid Sussex District Council, and to report any possible further breaches.
- 10. Progress on Neighbourhood Plans**
The Committee agreed to remove this item from the agenda. This item will become part of the Neighbourhood Plan Committee.
- 11. Updates on the Mid Sussex District Plan** – To receive and comment upon any updates in relation to the District Plan.
- 12. 2018 Strategic Transport Investment Programme (STIP) Key Decision.** – To identify potential priorities for investment.
- 13. Highways Issues** – To discuss and make comments upon any issues relating to Highways, drainage, street names, footpaths and public rights of way.
- Worth Footpath 1W & 2W- Temporary Closure Notice – update.
- 14. New Planning Applications** – To consider and agree recommendations to submit to Mid Sussex District Council as the Local Planning Authority, on the following planning applications:

<p>DM/18/2535</p> <p>Old Orchard Borers Arms Road Copthorne RH10 3LH</p> <p>Proposed single storey extension to the rear elevation, measuring 4m in depth and will be approximately 3.5m high.</p>	
<p>DM/18/2604</p> <p>Down Park House Annexe Down Park Turners Hill Road Crawley Down RH10 4HQ</p> <p>Certificate of Existing Lawfulness to confirm the use of Down Park House and Down Park House Annexe as two self-contained dwellings.</p>	
<p>DM/18/2441</p> <p>19 Roffeys Close Copthorne RH10 3QY</p> <p>Proposed single storey rear extension.</p>	
<p>DM/18/2614</p> <p>Little Sunnyhill Station Road Crawley Down RH10 4JE</p> <p>Proposed 2m high fence to front boundary including gates.</p>	

- 15. August Recess** – To agree either a scheme of delegation to a Councillor and the Clerk, in order to comment on planning applications during the August Recess, or to agree an additional meeting date.
- 16. Date of the next meeting** – Monday, 30th July 2018 after the Full Council meeting.

ALL MEMBERS OF THE PUBLIC HAVE THE RIGHT TO ATTEND, AND ARE WELCOME AT MEETINGS

**MEETING OF THE PLANNING & HIGHWAYS COMMITTEE MEETING TO BE HELD ON
MONDAY, 9th JULY 2018**

Clerk's Report

To be considered in conjunction with the agenda for this meeting.

1. Public Question Time

The Public Forum will last for a period of up to fifteen minutes during which the public are welcome to ask questions of the Council on matters that arise under its remit. The question should not be a statement and it would be appreciated to be kept short, to maximise the time for other questions. The chairman will call the question from those who are indicating that they wish to speak.

2. Apologies for absence

A reminder that Councillors must give their apologies and reasons for absence to the Clerk prior to the commencement of the meeting.

3. Declarations of Interest

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of interest will be Minuted.

Where there is a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation.

6. Update on Mid Sussex District Council Planning Committee meetings – To note items relevant to Worth Parish Council on the agendas of the following Mid Sussex District Council Committees:

- District Planning Committee – next meeting: July 12th 2018 at 14:00 hrs.
No reference to Worth Parish Council
- Planning Committee A – next meeting: July 19th 2018 at 19:00 hrs.
No documents available at the time of writing this report.
- Planning Committee B – next meeting: August 2nd 2018 at 19:00 hrs.
No documents available at the time of writing this report.

7. Planning Decisions from Mid Sussex District Council – To receive and comment upon decisions made by Mid Sussex District Council, the Local Planning Authority.

Reference	Address	Application	WPC Response	MSDC Decision
DM/18/1661	The Martlets Copthorne Bank Copthorne RH10 3QX	Demolition of existing outbuilding and construction of two storey side extension, rear first floor extension over existing and rear single storey extension.	Support	Refused
DM/17/3647	Land South West Of Ascotts Crawley Down Road Felbridge	Construction of a new 4 bedroom, two storey dwelling with separate garage.	Object	Approved
DM/18/1842	56 Forest Close Crawley Down RH10 4LU	Two storey front extension.	Object	Approved

DM/17/0402	Tiltwood East Hophurst Lane Crawley Down RH10 4LL	Demolish existing attached garage. Proposed 2 No. five bedroom detached dwellings and detached garages.	Strongly Object	Approved
DM/18/1733	Border Oak Shipley Bridge Lane Copthorne RH10 3JL	Demolition of existing dwelling and construction of new dwelling with adjacent carport.	Conditional Support	Approved
DM/18/1876	7 Akehurst Close Copthorne RH10 3QQ	Single storey rear extension, 2 storey front extension and new pitched roof over existing front bay window as approved on 18th May 2015 ref DM/15/1333.	Conditional Support	Approved

8. Appeals – To receive and note any Planning Appeals.

- **AP/18/0020** – Tudor Cottage – Appeal Dismissed
Outline application for the erection of one new detached four bedroom dwelling. All matters to be reserved except for access
- **AP/18/0005** – 1 Verwood Cottages – Appeal Allowed
Two storey side and rear extension with attic room in accordance with planning permission WP/03/01265/FUL.

12. 2018 Strategic Transport Investment Programme (STIP) Key Decision.

Please see attached document.

13. Highways Issues

- Worth Footpath 1W & 2W- Temporary Closure Notice.
The 1W and 2W footpaths have a six month closure at present that may be extended further.
- Reply from Richard Speller.
The Assistant Clerk wrote to Mr Speller after the last meeting of the Planning and Highways Committee, regarding simultaneous roadworks on main routes from Copthorne to Crawley / Three Bridges.
Richard replies: *"The works on A264 section were restricted to night use only for road widening for new entrance into a development. The works on A2220 are 24hr lights but under manual control peaks and is to construct new entrance for new offsite Gatwick Parking which is under high pressure to be open for busy Aug/Sept period.*

This particular route of A264 Crawley to East Grinstead has numerous future works in the pipe line including new roundabout and is the diversion route for M23 smart closures so the pressure to get some of this work completed is high as a wait of 2 years plus is not reasonable."

14. New Planning Applications

DM/18/2614 Little Sunnyhill Station Road Crawley Down RH10 4JE Proposed 2m high fence to front boundary including gates.	Additional application DM/18/1134 (Two storey side and front extension) is pending consideration. <u>WPC Comments:</u> Conditional Support: The side window must be obscured
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Worth Parish Council
Minutes of the Planning and Highways Committee Meeting
25th June 2018 at 19:30 hrs

Present:

Cllr Hitchcock (Chairman)	Cllr Blakemore
Cllr Allen	Cllr Anscomb
Cllr Casella	Cllr Coote
Cllr Gibson	Cllr Hitchcock
Cllr Phillips	Cllr Webb
Mrs J Nagy	2 Members of the Public

17 Public Question Time

The Chairman welcomed all present to the meeting, then highlighted the housekeeping rules – there is no fire drill planned this evening. Should an alarm sound, please make your way to the car park via the stairs. Do not use the lift. He requested that mobile phones be put on silent.

Mr Paul Budgen introduced himself as the agent for DM/18/2394 Bay Horne, Green Lane. The applicant is running out of time to implement the condition that requires provision of foul and service water drainage. Conditions usually define what the requisites are, without which development cannot take place. The original application is for a replacement dwelling; as the original dwelling had drainage, soakaways and SUDs in place, to place a condition on further provision is unreasonable, as it is not key to the principle of the development. Hence, the applicant is seeking removal of this condition.

The Chairman thanked Mr Budgen for his comment, which were noted.

18 Apologies

Reasons for absence were noted and accepted from Cllrs Dorey and Field

Absent: Cllr Larkin

19 Declarations of Disclosable Pecuniary and Other Interests

Cllr Webb noted that he lived in the same road as the property in DM/18/2194 and that he could see the tree which was the subject of DM/18/2243 from his house; however, he did not consider that he had an interest in either application.

20 Minutes

The Chairman noted that Cllr Coote had sent his apologies via the Assistant Clerk as per the protocol, so should not be marked as absent.

It was proposed by Cllr Anscomb seconded by Cllr Casella and agreed by all present that the Minutes of the Planning & Highways Committee meeting held on 4th June 2018 were a true and correct record after the amendment that Cllr Coote's apologies were noted, and that he was not absent.

21 Chairman's Announcements

The Chairman had no announcements

22 Update on Mid Sussex District Council Planning Committee meetings

District Planning Committee – July 12th 2018 at 14:00 hrs. No agenda yet available
Planning Committee A – July 19th 2018 at 19:00 hrs. No agenda yet available
Planning Committee B – July 5th 2018 at 19:00 hrs. No agenda yet available

23 Planning Decisions from Mid Sussex District Council

Reference	Address	WPC	MSDC
DM/17/4088	Huntsland Lodge Turners Hill Road Crawley Down	Object	Refused
DM/18/1438	26 Hazel Way Crawley Down RH10 4JR	Object	Approved
DM/18/1413	Caradoc Copthorne Bank Copthorne Sussex RH10 3QX	Support	Approved
DM/17/5232	Land R/o Sylvesters Bording Kennels Chestnut Lodge Furnace Farm Road Furnace Wood RH19 2PU	Cond. Support	Approved
DM/18/1494	39 Oak Close Copthorne RH10 3QT	Refer to PO	Approved
DM/18/1183	Worth Cottage Brookhill Road Copthorne RH10 3QL	Object	Approved
DM/18/1546	Rhinefield House Turners Hill Road Crawley Down RH10 4EY	Cond. Support	Approved
DM/18/1092	46 Burleigh Way Crawley Down RH10 4UQ	Object	Approved
DM/18/1698	Bankton Cottage Turners Hill Road Crawley Down RH10 4EY	Support	Approved
DM/18/1621	Bilamau Copthorne Common Road Copthorne RH10 3JX	Cond. Support	Approved
DM/18/1590	The Shrubbery Rufwood Crawley Down RH10 4HD	Refer to TO	Approved
DM/18/1896	28 Newtown Copthorne RH10 3LZ	Support	Approved
DM/18/1645	2, Hillside, Crawley Down, RH10 4XD	Support	Approved

DM/18/1438 – 26, Hazel Way. Objected due to loss of parking space contrary to 4.3 of CDNP. MSDC state that the dwelling will still provide 2 off road parking spaces, which in accordance with the parking standards for 3 and 4 bedroom dwellings, as set out within the Neighbourhood Plan. Furthermore, the garage has already been partially converted to a play room, with the remainder of the garage, below the minimum requirements for a parking space, therefore, no parking space would be lost.

DM/18/1183 – Worth Cottage, Brookhill Rd Objected due to over development of the site. Concerns have been raised that the garage does not meet the current 3.0m internal minimum width. If this is not the case, the site does not have adequate parking. MSDC considered that the proposed extensions would not have a detrimental impact on the amenities of the neighbours and following the amendments to the proposal the proposed garage would have a width of 3.1 metres.

Cllr Gibson noted that the Government's approach is now to recommend a maximum numbers of car parking spaces, and not a minimum; however, there is no guidance as to where any "extra" cars will go.

DM/18/1092 – 46, Burleigh Way Objected as still not satisfied with parking definition and the block plan is confusing with regard to parking. MSDC stated that the applicant has indicated that there is sufficient space for the parking of two cars to the front of the dwelling and there are no restrictions on the street. In addition it should be noted that the garage could be converted to habitable accommodation using permitted development rights and the width of the garage entrance is less than the minimum width required for a parking space (2.2.m instead of 2.4m). Taking these points into account there are no reasonable grounds to object to the parking provision.

DM/18/1621 – Bilamau, Copthorne Common Rd. Support, subject to there being sufficient off road parking. MSDC state that The proposals would include the conversion of the existing integral garage, and would result in a loss of 1 No. off-street parking space, however to the front of the dwelling there is still enough space for 2 No. vehicles. It is therefore considered that the proposed conversion would not result in a detrimental impact to the parking provision of this property

24 New Planning Applications

<p>DM/18/2098</p> <p>Land West Of Copthorne Copthorne Way Copthorne</p> <p>Reserved matters application in respect of outline planning permission 13/04127/OUTES for earthworks to create a development platform as part of Phases C1 and C2 detailing layout and landform.</p>	Noted
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<p>DM/18/2120</p> <p>Land West Of Copthorne Copthorne Way Copthorne</p> <p>Reserved matters application in respect of outline planning permission 13/04127/OUTES for spine road and associated infrastructure and landscape works pursuant to condition 1.</p>	<p>Noted. However, still concerns over concerns over junction with Shipley Bridge Lane, and will monitor that this indeed restricted access for buses and emergency vehicles only.</p>
<p>DM/18/2194</p> <p>Tiroler Kiln Close Crawley Down RH10 4JX</p> <p>Demolition of existing garage with single storey front and side extension.</p>	<p>Support</p>
<p>DM/18/2224</p> <p>4 Coppice Vale Felbridge East Grinstead West Sussex RH19 2SJ</p> <p>Addition of 1 metre high trellis (50mm holes) above existing 1.8 metre fence in rear back garden</p>	<p>Support</p>
<p>DM/18/2243</p> <p>The Boundary Of Brambletye And 2 Burleigh Way Kiln Close Crawley Down RH10 4JX</p> <p>Sycamore (T1) crown thin by 25%.</p>	<p>Refer to Tree Officer.</p>
<p>DM/18/2270</p> <p>Recherche Lake View Road Furnace Wood RH19 2QB</p> <p>G1 Mixed hedge - Reduce hedge to 1.83m tall and trim side to tidy.</p>	<p>Refer to Tree Officer.</p>
<p>DM/18/2333</p> <p>12 Kitsmead Copthorne RH10 3PW</p> <p>Oak tree in rear garden remove all epicormic growth, crown of tree thinned by approximately 15%. Reduce height from 18 meters to approximately 15 meters by removal of branches.</p>	<p>Refer to Tree Officer.</p>
<p>DM/18/2394</p> <p>Bay Horne Green Lane Crawley RH10 3ED</p> <p>Remove condition no.4 of DM/15/2591</p>	<p>Refer to Officer</p>
<p>DM/18/2443</p> <p>22 Erica Way Copthorne RH10 3XQ</p> <p>T1 Oak – fell</p>	<p>Refer to Tree Officer</p>
<p>WSCC/028/18/WP</p> <p>Crawley Down Village C of E Primary School, Hophurst Drive, Crawley Down, RH10 4XA</p> <p>Single Storey Extension to Existing School Comprising 3 No. Classrooms, Hall, Kitchen & Ancillary Accommodation, Additional Parking & External Works.</p>	<p>Support.</p> <p>The Clerk was asked to write to WSCC in relation to the potential capacity of the school and to query why the consultation on the extension was poorly advertised and therefore poorly attended.</p>

25. Date of the next meeting – Monday, 9th July 2018

Meeting closed at 21.20 hrs

Chairman: _____

Date: _____

West Sussex County Council Strategic Transport Investment Programme

Stakeholder Engagement, June 2018

1. Introduction

1.1 West Sussex County Council (WSCC) has established a Strategic Transport Infrastructure Programme (STIP) for the identification, assessment, prioritisation and progression of strategic transport schemes. A draft schedule of strategic schemes ('long list') is maintained and updated to reflect progress on current priorities and inclusion of newly identified schemes.

2. Why do we need a Strategic Transport Investment Programme and what is a Strategic Transport Scheme?

2.1 Strategic highway and transport priorities are delivered by the County Council through a number of mechanisms including the Annual Delivery Programme (ADP). In light of the County Council's desire to facilitate sustainable economic growth at a time when there is pressure on resources, the STIP was established to help identify and prioritise strategic transport schemes to provide a pipeline of deliverable schemes.

2.2 Strategic transport schemes are those which are either important at a county-wide/'larger than local' level or necessary to support the future development of an area, (it does not include infrastructure that is required to mitigate the site-specific impact of a development – this will be secured through the planning system – or structural maintenance schemes).

2.3 Locally important transport schemes continue to be identified and feed into the prioritisation processes for Community Highway schemes, or the Local Transport Infrastructure Programme (LTIP).

2.4 Schemes on the national road and rail networks are the responsibility of the relevant operators (principally Highways England and Network Rail), although the County Council continue to work closely with the operators to progress these schemes.

3. Policy Context, Identification of Schemes and the Draft Schedule

3.1 The West Sussex Transport Plan 2011-2026 (WSTP) sets out the County Council's vision and strategy for transport, in part two, an Implementation Plan for each district and borough identifies key issues and aims where transport interventions may be required.

3.2 The issues identified in the WSTP, together with priorities identified through the area economic partnerships (e.g. the Coastal West Sussex Partnership) are informing the development of Strategic Infrastructure Packages for each district and borough, which align with development proposals in local plans and include the strategic highway and transport infrastructure necessary for their delivery.

- 3.3 Some strategic transport schemes have been identified by local members or through engagement with communities. In most cases, however, they have been identified through technical work to progress the policies and strategies outlined above or to assess the future needs of the transport network in the context of local plan development for each district or borough.
- 3.4 The attached extract from the "Long List" of strategic transport schemes, which are either needed to address existing transport issues, or likely to be necessary to support the future development based on current understanding of likely future plans for development in each district and borough. It identifies the primary objectives and policy support for each scheme, as well as basic attributes and information. In most cases, but not all, implementation of these schemes would be led by WSCC with support from other relevant parties including district and borough councils. They could either be progressed as standalone schemes or as part of area-wide packages, including other complementary transport schemes which help to achieve the same outcomes.
- 3.5 Since the establishment of the STIP a number of schemes have been identified by WSCC and prioritised for funding by the Coast to Capital Local Enterprise Partnership (LEP) such as A259 Corridor, A284 Lyminster bypass, A29 Realignment and the A2300 Corridor.
- 3.6 A number of Sustainable Transport Package Area feasibility studies, including Burgess Hill, Shoreham, Crawley & Haywards Heath have been completed, or are due to complete in the summer 2018. It is envisaged that WSCC will look to progress similar feasibility studies for Chichester, Worthing, and Horsham in 2018/19.

4. This Engagement Process

- 4.1 The list of STIP priorities are reviewed periodically to establish a rolling programme of studies to be progressed. Changes to the list can be made during periodic reviews as schemes progress or as new schemes are added as a result of the processes identified in Paragraph 3.2. When a review takes place, stakeholders will be consulted and invited to suggest new priorities.

- 4.2 **Stakeholders are invited to identify potential priorities for investment using the enclosed/attached proforma. You should submit your priorities no later than 20th July 2018 by email to ltip@westsussex.gov.uk,**

WHAT HAPPENS NEXT?

5. Assessment & Prioritisation of Schemes

- 5.1 Significant expenditure is required to develop and implement strategic transport schemes and to manage limited resources, prioritisation is necessary to identify the schemes in which the County Council should invest first.

5.2 In order to maximise the prospects of attaining funding, prioritisation takes place using criteria that are typically used by the Department for Transport or Coast to Capital LEP when assessing scheme performance. The criteria include:

- Economic benefits of scheme operation – effects on travel conditions, safety & scheme value for money;
- Wider economic benefits – benefits to the local economy;
- Socio-distributional impacts – the impacts on deprivation and other social issues;
- Environmental impacts;
- Scheme feasibility and deliverability; and
- Policy support.

5.3 Schemes are scored on a set of criteria as above, the highest scoring schemes will be considered in the process to inform the preparation of a shortlist of scheme priorities for progression.

5.4 An extract from the current STIP “long list” is included as appendix A.

5.5 Where possible funding opportunities are identified as early as possible in the development of STIP schemes, for example this may include Local Growth Funding, Housing Infrastructure Fund, National Productivity Investment Fund, Transforming Cities Fund or developer contributions.

6. Governance, Scrutiny & Programme Approval

6.1 The shortlist of schemes will be approved by the WSCC Cabinet Member for Highways & Infrastructure through a key decision expected to be taken in September 2018.

7. Progression of Schemes

7.1 The shortlist of schemes will be published on the WSCC website and each scheme will be progressed as resources permit. The design, consultation and approval process will vary for each scheme depending on the nature of the scheme, its complexity and potential impact on communities and the local area. Once a scheme design is approved (generally after preliminary design, operational, environmental & value for money assessments and public consultation) they will then be declared on property searches and the County Council will seek to protect any land required to deliver the scheme from future development.

Further information

If you have any questions, or would like any further information, please contact the Planning and Transport Policy Team by email at

ltp@westsussex.gov.uk or at the following address:

Planning and Transport Policy Team,

West Sussex County Council Strategic Transport Investment Programme

Stakeholder Engagement, June 2018

Scheme Proforma:

Scheme Name	
Scheme Description	
Scheme Promoter	
Location	
Issues and Problems	
Possible Solutions	