

SLAUGHAM PARISH COUNCIL NEIGHBOURHOOD PLANNING VIRTUAL COMMITTEE AGENDA

Thursday 1st April 2021 at 7.30 pm

Sally Mclean – Clerk to the Council

Email clerk@sloughampc.co.uk

Website: <http://www.sloughampc.co.uk>

Members of the public are invited to attend the virtual meeting using Microsoft Teams



Present:

Others Present:

1. **Apologies for absence:**
2. **To approve the minutes of the meeting held on the 17th May 2018**
3. **To receive declarations of interest from members in respect of any items on the agenda.**
4. **Open Forum:** Council to consider adjournment of the meeting in accordance with Council's Standing Orders, to receive questions from members of the public in attendance in respect of items on the agenda – **COVID 19 – This meeting will be held virtually in accordance Coronavirus Act 2020 Section 78 (1d).** *Members of the public are invited to attend the virtual meeting using Microsoft Teams. If you wish to attend, please email the clerk@sloughampc.co.uk. GDPR Notice - Please note that the Council is making audio and or video recordings of this meeting. The Council's recordings are used for administrative purposes only. By participating at the meeting, by requesting access you consent to this. If you do not agree please do not join the meeting.*
5. **To review Committee Terms of Reference: cc'd in advance**
6. **To receive updates:** To include any meetings, decision or documentation that maybe relevant to this Committee from Council and sub groups:

6.1. Mid Sussex District Plan Review 2020/21

6.1.1. Mid Sussex Call for sites

The Council invited individuals, landowners, developers and site promoters to put forward sites to be considered through the forthcoming update to the Strategic Housing and Economic Land Availability Assessment (SHELAA).

Sites can be submitted for a range of uses including, but are not limited to:

- Housing (i.e. affordable housing and self-build and custom housebuilding);
- Specialist housing (i.e. housing for older people; C2);
- Gypsy and Traveller sites;
- Employment; and
- Infrastructure (i.e. community uses, renewable energy).

The most recent formal call for sites closed on the 19th February 2021. .

6.1.2. Strategic Housing and Economic Land Availability Assessment - SHELAA

The SHELAA (2020) sets out the long list of sites which were nominated to the Council. These sites do not have any planning status. Including them in the SHELAA does not mean that they will be developed in the future.

[Strategic Housing and Economic Land Availability Assessment - Mid Sussex District Council](#)

[Slaugham SHELAA map 2020 \(midsussex.gov.uk\)](#)

6.2. Small Site Allocation Development Plan 2020/21

Site Allocations Document which will identify sufficient housing sites to provide a five year housing land supply to 2031. It will also make sure that enough land is allocated to meet identified employment needs.

The preparation of a Site Allocations Document also provides an opportunity to safeguard land for other uses such as community buildings or green infrastructure.

The timetable for the preparation of the document is as follows:

- Regulation 18 – Issues and Options Consultation – Autumn 2019
- Regulation 19 – Pre-Submission Consultation – Summer 2020
- Submission for Examination – Winter 2020-21 - Current
- Adoption – Autumn 2021

[Site Allocations DPD Examination - Mid Sussex District Council](#)

- 6.3. To update Slaugham Parish Community Land Trust - The delivery of affordable homes made available for those with a local connection, in perpetuity. Note to Slaugham Parish Council - February 2021
- 6.4. Planning Applications that may have a bearing on the NHP -. To update members of any new applications received/permitted
7. **Members are asked to consider the following documents in accordance with the Councils policies:**
 - 7.1. Review of the Adopted Neighbourhood Plan policies – Members to consider reviewing the policies within the plan to ensure both current compliant.
 - 7.2. Members to consider the Options Considerations scoping document prepared by the Councils advisors for development of land known as St Martin Close East Policy 9 and further work required to investigate option/s recommended/resolved at Council 25th March 2021. ,
8. **Members to consider adopting Communications Strategy:** Members to considered setting up a subgroup to look at publications/communication going forward
9. **Finance** - To consider budget going forward – Members to consider budgeting requirements for preliminary scoping phases of project make recommendations to Council.
10. **Members are asked to consider approval of the following:**
 - 10.1. Millwood Homes proposal to conduct ecological surveys, with a view to being reimbursed at a later stage from the Councils appointed development partner.
11. **Matters for future discussion**
12. **Date of Next Meeting/s:**

Addendum Notes - NHP Committee

The National Planning Policy Framework (NPPF) indicates that the District Core Strategy requires a review to be undertaken at least every five years in order to determine whether its policies and strategy are in need of updating. The Mid Sussex District Plan 2014-2031 (MSDP) was adopted in March 2018, and seeks to guide development in the district up to 2031.

Policy DP4 Housing - The Council also intends to undertake a review of the Plan after the adoption of the Site Allocations DPD which will reconsider need and allocate further dwellings if required. This will be submitted to the Secretary of State in 2023.

This plan has assessed the effects of its allocations together with Neighbourhood Plan allocations and an allowance for windfall sites to the period 2023/24, based on 876dpa. At the time of adoption there is insufficient available information about the nature and location of development being proposed to meet the step in trajectory to 1,090dpa.

The Site Allocations DPD will aim to identify the nature, scale and location of development to meet the full plan requirement (inclusive of the uplift to 1,090dpa from 2024/25 onwards). As part of the preparation of the Site Allocations DPD, the Council will need to undertake further Habitats Regulations Assessment of identified housing sites for the rest of the plan period.

While the Council reasonably anticipates that the uplift in housing growth to 1,090dpa will be possible without causing further harm to the integrity of the Ashdown Forest SAC, the level of future growth will depend on the identification of further allocations that do not cause further harm to the integrity of the SAC. The subsequent review of the plan, to be submitted in 2023, will also be subject to HRA.

<https://www.midsussex.gov.uk/media/2367/district-plan-adoption-version.pdf>

The advice in relation to monitoring Neighbourhood Plans is as follows:

There is no similar requirement for neighbourhood plans to be reviewed on a regular basis. However, there are circumstances that may mean that you want to consider a review:

- Change in local circumstances;
- Monitoring of your plan reveals an issue with policy wording;
- Plan being made/adopted for over two years causing the housing policies to be deemed 'out of date';
- The update of the Core Strategy, national planning policy or Ministerial Statement.

The first step to any review is to monitor your plan and assess whether it is still providing the planning policy you intending it to when it was first produced.

- Document the changes and certain triggers in relation to Policy 9 St Martins have now been reached.
- Housing need delivery St Martin East within the plan period 2017-2022
- Small Site Allocation DPD – St Martin Close East Reserve Site Allocation
- Slaugham Community Land Trust – Housing in perpetuity, village aspirations

SLAUGHAM PARISH COUNCIL STANDING ORDERS ~ APPENDIX 6

NEIGHBOURHOOD PLANNING COMMITTEE

CONSTITUTION

To develop a Neighbourhood Plan, for a sustainable and vibrant thriving rural community, driven by the needs and aspirations of the people in Slaugham Parish.

Not less than 4 members of the Council, no more than 14 members in total. These will be split by electorate for each village 6 Handcross, 4 Pease Pottage 4 Warninglid and Slaugham Chairman of each Standing Committee together with the Chairman and Vice-Chairman of the Council are ex-officio. A quorum consists of 4 or more.

POWERS AND DUTIES

1. Develop a shared vision for the Neighbourhood
2. Choose potential locations where new homes, shops offices and other developments should be built, should they be part of the plan outcome
3. Influence policy on new buildings design and features
4. Identify and protect important local green spaces
5. To consider all potential sites identified for development relating to the Parish and to comment thereon to the District Council as part of the Neighbourhood Plan
6. Identify a clear communications strategy throughout the production of the plan through to referendum.
7. Facilitate sub-committees/working steering groups which will enable a community, including both residents and businesses, to achieve different things and so communities should consider what they want to achieve first, and then decide which mechanism will best enable them to do this.
8. The Group financially appraised the project and set budget – to operate within initial budget of 10k and to report to the Parish Council the status of expenditure on a regular basis.
9. Carry out planning and NHP Consultation to assist in the productions and publication once the above consultation process is complete to ensure it is a robust document and will withstand a referendum
13. At the discretion of the Chairman, and with the agreement of the Committee, £1,000 may be spent without referral to Council provided the expenditure is within the budget

This information provides evidence that the timing of the review is appropriate and in line with the District *Plan Review, call for sites, small site allocation dpd*.

Extract <https://www.nalc.gov.uk/library/publications/2755-where-next-for-neighbourhood-planning/file>

THE HERD OF ELEPHANTS IN THE ROOM:

HOW THE REVISED NPPF WILL FURTHER ERODE NEIGHBOURHOOD PLANS

The revised NPPF was published on July 24th 2018 following a consultation from March 5th to May 10th. It contains measures that will have profound impacts on the neighbourhood planning process.

- 1) Footnote 7 on page 6 (and elsewhere) confirms that development plan policies (including any NPs) will be considered out of date if the local planning authority does not have a five-year supply of deliverable housing sites (or three year supply where NPs make site allocations), with an appropriate buffer. Or the LPA has failed to meet at least 75% of the new housing delivery test over the previous 3 years. [From November 2018 LPAs will need to provide a 20% buffer on top of the 5-year housing land supply where delivery over the previous 3 years has been below 85% of the housing delivery test requirement].
- 2) Paragraph 14 says the adverse impact of allowing development which conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, but only if all of four criteria apply, ie. the NP has been part of the development plan for less than two years, the NP has both policies and allocations to meet its identified housing requirement, the principal authority is meeting its housing land supply requirements, and it has delivered on its housing figures by over 45% over the previous 3 years. From 2020 the presumption in favour of sustainable development will apply where delivery is below 75%
- 3) Para. 18 refers to NPs that contain "*just strategic policies*". A legal opinion in 'Local Government Lawyer' is: "*This clearly demotes all neighbourhood plan policies to the second tier of the new policy hierarchy*".
- 4) The same lawyer's interpretation of para. 30 (which picks up from the clause in para. 18) is that however recently NPs were adopted, their policies will not have automatic precedence over any strategic policy – only over non-strategic policies that came before adoption (<https://bit.ly/2CKg310>). This will lead to more cases like Farnham (see previous page) where the NP was overridden a few months after adoption.
- 5) Para. 33 says that all Local Plans should be reviewed "*at least once every five years*" after adoption. This would mean that NPs would have to be reviewed at least as frequently. This requirement places extra financial and capacity demands on principal authorities and local communities.
- 6) The test of soundness at para. 35 has been tweaked to require plans to provide a strategy to seek to meet the area's objectively assessed (housing) needs as a minimum rather than 'as much as possible' which was the approach in the consultation draft of the revised NPPF.
- 7) Para 60 says that any housing needs not being met in neighbouring areas should be taken into account when establishing the amount of housing to be planned for, in addition to the local housing need figure.
- 8) Para. 65 says: "*Strategic policies should also set out a housing requirement for designated neighbourhood areas*" (a proposal, which would apply to up-to-date NPs). As NALC said in its NPPF consultation response, overruling communities and imposing higher housing targets in this way – due to problems in the wider local authority area – is contrary to the spirit of localism. (And to promises of empowerment).
- 9) Para. 69 says neighbourhood planning groups, as well as the LPAs should consider the opportunities to direct at least 10% of an LPA's housing requirements to sites of one hectare or less. 'Strong reasons' would have to be given if this was not possible. The 10% requirement seems arbitrary and it would be difficult to comply with in rural areas without creating a random patchwork of small housing estates.
- 10) Para. 117 promotes the effective use of previously developed/ brownfield land but does not impose any compunction or penalties for not doing so. It will therefore not help to ward off concerns in point 7 above.