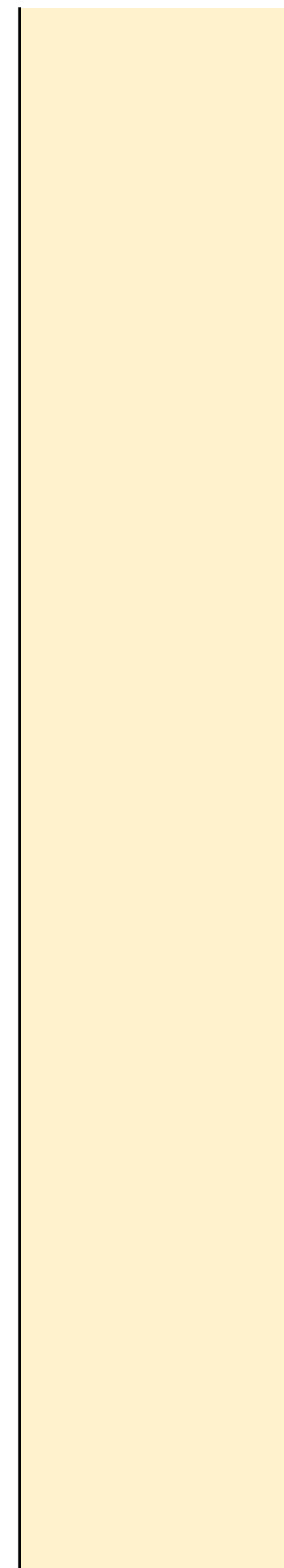


Stakeholders - Policy 11: St. Martins Close (east) and Policy 12: St. Martins Close (west) & Housing			<b>SPC DECISION</b>  <b>The recommendations have been approved by SPCNHP and the Parish Council. The Submission Plan is subject to the agreement of the Parish Council at the next convenient meeting TBC</b>
Ref No.	Summary of Comments Made	Recommendation	
1	<p>Agree additional housing is needed.</p> <p>Object to the number of Houses proposed (65) for the area. It is excessive and should be reduced.</p> <p>Object to the increased traffic that will occur in both the Covert Mead and West Park road. Covert Mead already has parking congestion with at least two cars (or more) per household.</p> <p>Additional houses will put increased pressure on facilities.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p><b>Housing Need</b></p> <p>Throughout the preparation of the Regulation 14 Pre-submission Plan, the Examination of the District Plan was ongoing. The District’s housing need was therefore not agreed by the Inspector and adopted by Mid Sussex District Council (MSDC) during plan preparation. In light of this and notwithstanding MSDC view that due to the “over-provision” in the Parish and the strategic allocation at Pease Pottage, Slaugham Parish is not expected to contribute further towards the District residual figure, the Parish Council sought to positively plan for housing in the Parish.</p>	
2,3,15, 17,18, 22, 23, 27, 31, 37, 38, 43	<p>No need for additional housing.</p> <p>Neighbourhood Plan goes above MSDC housing requirements.</p> <p>Recent planning permissions at Pease Pottage provide sufficient housing to cover the plan period.</p> <p>Object to Policy 11 and Policy 12 due to concerns regarding: traffic impact; distance to services and facilities in Handcross; and impact on infrastructure.</p>	<p>The Examiner published his Report on the District Plan on 12 March 2018. The Report concludes that the MSDC plan provides an appropriate basis for the planning of the District provided that a number of main modifications are made. This includes: a revised OAN and an allowance for unmet need in the housing market area; establishment of a stepped trajectory; modifications to the spatial strategy of the District; and inclusion of an additional allocation policy at Clayton Mills, Hassocks.</p>	
4	<p>Strongly object to 75 houses.</p> <p>Road safety will be severely compromised due to increased traffic. Particular concern over narrow pavements and very fast moving traffic during peak times.</p> <p>Concerns regarding local facilities and services not being able to support the new residents.</p> <p>Concerns regarding limited parking on West Park Road.</p> <p>Concern over loss of fields, views and outside playing space for children.</p>	<p>Notwithstanding the District's housing position (that Slaugham is not expected to contribute further to housing in the District), the Parish Council have undertaken an assessment on local housing need. The Housing Needs Consideration Report brings together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish up to the period 2031; and for this to be facilitated by policies in the emerging SNP. Noting this assessment and given the uncertainty of the emerging District Plan (at the time), the Parish Council resolved to allocate St.Martin Close (east) and St.Martin Close (west).</p>	
5	<p>Object to Policy 11 and Policy 12.</p> <p>Concerns over additional traffic to West Park Road and St. Martins Close, specifically in terms of road safety.</p> <p>Housing quota has already been met.</p> <p>Additional housing not needed in an area where infrastructure and services are already under pressure.</p>	<p>In response to the Regulation 14 Pre-submission consultation, MSDC have supported the proposed allocations of St.Martins Close for two reasons: The District Plan's housing numbers are a minima and therefore exceeding those is regarded as positive planning; and the intention of the Parish to allocate 65 units at St.Martins Close will make a valuable contribution to meeting local housing need, in a relatively sustainable location.</p>	
6	<p>Object to 75 houses at St. Martins Close.</p> <p>Do not believe site is appropriate or big enough for 75 houses.</p> <p>Housing quota has already been met. Why build more? Concerns proposed development will put more strain on facilities and increase traffic.</p> <p>Already parking issues on West Park Road which will be exacerbated by a further 75 homes.</p>	<p><b>Evidence Base</b></p> <p>As part of the preparation of the Slaugham Neighbourhood Plan, the Parish Council have undertaken a review of the evidence base which previously supported the Plan. Following this review, it was agreed, a new evidence base would be prepared to inform the preparation of a revised Plan. As part of this work, the Parish Council have undertaken an environmental and policy based assessed of all sites received.</p>	

7, 33, 40	<p>Support the Slaugham Neighbourhood Plan to meet MSDC's request for more housing but does not agree with current form. Object to Plan as:</p> <ul style="list-style-type: none"> <li>- The SNHP as currently drafted provides 331 housing units i.e. 120 units more than requested. This is not including the additional 600 on land at Pease Pottage.</li> <li>- When the scoring of the suitability of prospective sites in late 2016, St. Martins Close sites were excluded from those to be recommended for inclusion in the SNHP due to distance from local amenities/services.</li> <li>- Current infrastructure is inadequate for an additional 931 units.</li> </ul>	<p><b>Housing Allocations: St.Martins Close</b></p> <p>With respect to the allocation of St.Martins Close (east and west) the NPWG decision to allocate these sites is supported by a robust evidence base. This includes:</p> <ul style="list-style-type: none"> <li>-The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received;</li> <li>-The accompanying Sustainability Appraisal which includes an appraisal of the sites against the sustainability objectives of the Plan; and</li> </ul> <p>The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites. Results of the Exhibition highlighted local support for the allocation of St.Martins Close (east and west).</p>	
8	<p>Object to Policy 11 and 12:</p> <p>Increased cars and other vehicles would make West Park Road, Frazer Walk and St Martin Close more dangerous to children and domestic animals.</p> <p>Quota of houses has already been met.</p> <p>If plans go ahead there will be a huge loss of environment and local countryside and wildlife.</p> <p>Plans will put more pressure on Handcross doctors Surgery and Handcross Primary school.</p> <p>Questions that the site should have been ruled as local amenities are a distance away at the top end of the village.</p>	<p>In light of the above, the NPWG consider St.Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p> <p><b>Highways</b></p> <p>In response to the Regulation 14 Pre-submission consultation WSCC have confirmed, the size and location of proposed site allocations have been taken into account when considering if further transport evidence is required. WSCC confirmed the overall development proposed in the Slaugham Neighbourhood Plan is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. WSS confirm no overriding concerns about the transport impact of the Plan.</p>	
9	<p>Object to Policy 11 and 12:</p> <p>Insufficient infrastructure or room for this number of houses on this site.</p> <p>The quota of houses has already been met. No need for any more.</p> <p>Additional traffic in West Park Road, Frazer Walk and St. Martin Close.</p> <p>Danger to children and elderly from more cars and other vehicles.</p> <p>Loss of environment and countryside.</p> <p>Local services are already overstretched- medical and school facilities.</p> <p>The Parish Council has elected to build above the quota requirement of Mid Sussex District Council.</p>	<p>Distance to/Impact on services</p> <p>As set out in the Parish Housing Land Availability Assessment, the site offers reasonable access to services in Handcross. Distances to key services such as the primary school, post office and health facility as well as distance to open space has been measured when considering the accessibility of sites in the Parish.</p> <p>With respect to impact on services, it is considered the Parish offers reasonable access to services and facilities. No statutory providers have raised any concerns regarding impact on infrastructure.</p>	
10	<p>There have been lots of new house builds in Handcross in such a short space of time.</p> <p>Traffic has doubled and trying to get on the Horsham Road is scary.</p> <p>Concerns over more housing: further increasing the traffic; adversely impacting wildlife and the beauty of the local environment.</p>		
11	<p>Far too much development going on in Handcross, which is a village, and should remain as such.</p> <p>The housing quota has already been exceeded. Do not see the need for another 75 houses.</p> <p>Concerns over social housing having a negative impact on the local residents- such as an increase in police calls.</p> <p>The village is unable to provide suitable infrastructure to facilitate another major development of this scale.</p> <p>The development will create major safety issues for road users and traffic implications.</p> <p>Already insufficient parking in West Park Road.</p>		

13	<p>Concerns about proposals to build 65 houses. Urge Council to abandon proposal.</p> <p>The quota for housing in Handcross has already been met.</p> <p>This is a green belt area that needs protection from urban sprawl.</p> <p>Concerns regarding increase in traffic.</p>
14	<p>Thanked Members for the meeting on 04 January 2018.</p> <p>Support the need for Slaugham Neighbourhood Plan</p> <p>Strongly object to Policy 12 and Policy 12.</p> <p>Completions and commitments indicate housing need will be met without further allocations.</p> <p>MSDC confirmed due to the housing development at Pease Pottage of 600 homes they would not be seeking any additional units within the SNHP.</p> <p>The St Martins Close development would cause severe infrastructure problems to the surrounding area.</p> <p>Number of housing units in the parish will increase 75%, fundamentally changing the rural quality and nature of the Parish.</p> <p>Urge the Parish Council to remove the allocation.</p> <p>Given the local concerns, it is considered there is a risk the Plan will be turned down at Referendum</p>
20	<p>Thanks to everyone involved in the preparation of the Plan.</p> <p>Query relating to the need for Slaugham to provide additional housing as the area doesn't need to contribute to providing any more houses. With respect to the housing chapter, paragraph 6.8, 6.9 and 6.11 conflict with each other. Unsure of the meaning of windfall development.</p> <p>Understand logic behind the proposed housing at St. Martins Close however have concern over increased traffic.</p>
24	<p>Object to housing on St. Martins Close.</p>
25	<p>Object to Policy 11 and 12:</p> <p>Additional traffic in West Park Road, Frazer Walk and St Martin Close. Cars are already having to park on grass verges and pavements.</p> <p>Quota for new houses has already been met, no need for anymore.</p> <p>Facilities inadequate to sustain another 65 families.</p>
26	<p>Object to housing proposals.</p> <p>Handcross is a village and should stay a village.</p> <p>Increase in housing is not needed and will increase traffic.</p> <p>Development is far away from amenities.</p>
28	<p>Concerns regarding St Martins Close. Handcross has fulfilled their housing quota, therefore the St Martins Close development is not necessary.</p>



29	<p>Concerns regarding development of St. Martins Close. Highways and traffic impact concerns. Suggest the land and area would be better used to provide community recreational facilities.</p> <p>Young children in the area only have the road to play on. There's no cycle path or track for young children to use. This land is also home to many different wildlife, including British Buzzards.</p>	
34	Objects to new housing plan for Handcross village.	
35	Objects to 65 house in St Martin's Close.	
36	<p>Concerns regarding traffic and provision of parking for 70+ house. Already a parking problem in West Park Road and St Martin's close that renders the access effectively to a single track road.</p> <p>Concerns re turning into Horsham Road at rush hour and parking facilities in the village. Recommends better public transport could help.</p>	
39	<p>Strongly object to the proposal to build 65 new houses due to concerns on additional traffic.</p> <p>St Martins Close is an AONB.</p> <p>Site is a long way for families to walk to local facilities and services.</p> <p>Suggest a maximum of 20 low cost house are built with perhaps 10 bungalows for the elderly.</p> <p>Greater car parking facilities needed to take the burden off the busy high street.</p>	
42	<p>Object to Policy 11 and Policy 12.</p> <p>West Park road already has a parking issue.</p> <p>Traffic concerns</p> <p>Village is not required to provide any additional housing.</p> <p>Local services will struggle - doctors and school.</p> <p>Loss of environment and countryside.</p> <p>Potential loss of value to property due to major parking issues.</p>	