

## **Slaugham Neighbourhood Plan** **Prepared by dowsettmayhew in collaboration with Slaugham Parish Council**

### **Slaugham Neighbourhood Plan: May 2018**

As part of the preparation of the Slaugham Neighbourhood Plan (SNP), Slaugham Parish Council (SPC) has given detailed consideration to the number of houses to be delivered in the Parish over the Plan period 2014 - 2031. Decisions on housing need have been made cognisant of both national and local policy. Set out below is the planning policy background against which decisions on housing need have been made.

### **Revised National Planning Policy Framework**

The Government consulted on “Planning for the Right Homes in the the Right Places” between September - November 2017. This set out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth.

Proposals included a standard method for calculating local authorities’ housing need. It also included a “Housing need consultation data table” which set out the housing need for each local planning authority using the proposed method; how many homes every place in the country is currently planning for; and, where available, how many homes they believe they need. For Mid Sussex District Council (MSDC), the indicative housing need was calculated at 1016 dwellings per annum.

The Government published a draft revised National Planning Policy Framework (NPPF) on the 05 March 2018. This incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the Right Homes in the Right Places consultation.

With respect to the delivery of housing, the draft text of the NPPF, proposes that *“strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance - unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals. In establishing this figure, any needs that cannot be met within neighbouring areas should also be taken into account”*.

Consultation closed on the 10 May 2018 and it is envisaged the revised NPPF will be published in the Summer.

With respect to implementation, paragraph 207, advises *“Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan”*.

### **Mid Sussex District Plan**

Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the Mid Sussex District Plan (MSDP) 2014-2031.

MSDC submitted the MSDP to Government in August 2016. The examination of the MSDP commenced in November 2016 with a final hearing session held in February 2018. The Inspector published his Report on the 12 March 2018. MSDC subsequently considered and adopted the MSDP, at its meeting on the 28 March 2018.

The objectively assessed housing need (OAHN) of the District Plan has been established as 876 dwellings per annum (dpa). MSDC intends to meet this figure until 2023/24, at which time the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley).

The OAHN of 876 dpa up to 2023/2024 will be delivered through completions and commitments; strategic allocations; windfall allowance; and elsewhere in the District, as allocated through future neighbourhood plans and the Site Allocations DPD.

Policy DP6: Settlement Hierarchy, sets out the minimum requirement over the Plan period for each of the Parishes. The District Plan acknowledges that *“the required minimum provision at Pease Pottage is significantly greater than other settlements...due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham Parish (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply”*.

MSDC have committed to commencing preparation of a Site Allocations DPD in 2017 to be adopted by 2020. The DPD will identify further sites which have capacity of 5 or more residential units.

MSDC have also confirmed they will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.

### **Slaugham Neighbourhood Plan: Housing Need**

As part of the preparation of the SNP, SPC undertook a Housing Needs Consideration Assessment in December 2016. This Assessment applied different methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics.

The Assessment provided a range of housing figures for growth of the Parish over the Plan period. Based on the results of the Assessment, SPC resolved that the housing need over the Plan period is 270-310 dwellings. Given the existing supply of completions and commitments, this current housing need figure will be met without further allocations in the SNP.

Notwithstanding the results of the Assessment, SPC were advised to consider whether modest growth should be accommodated in the SNP, as suggested by Policy DP6. Given the pro-growth agenda of the Government and the emerging guidance in calculating housing need, it is expected that the District's housing need numbers will continue to rise. The upward trajectory of the District's housing number and the pressure on MSDC to plan positively and deliver sufficient housing was evidenced through the recent MSDP Examination.

If the District's housing numbers continue to rise, this will be an important consideration in the planned review of the MSDP in 2021. Additionally, Government have advised the revised NPPF will be published in the Summer and will come into force with immediate effect. The planned review of the District Plan will therefore need to reflect policy changes which may include the proposed standard methodology to calculating housing need. In addition to planning for the need of Mid Sussex, the Council will also be required to contribute towards the wider housing need of neighbouring authorities such as Crawley. These factors may result in amendments to the District Plan policies, requiring Parishes to provide more housing.

MSDC are currently preparing a Site Allocations DPD to be adopted by 2020. This DPD will allocate non-strategic and strategic sites, of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement of the District, as reflected in the stepped trajectory of 876 dpa until 2023/2024 and 1090dpa thereafter.

In light of these considerations, and following discussion with the Parish Council's planning consultants dowsettmayhew, SPC consider positively planning for the Parish now through the proposed allocations, will help to safeguard against future allocations being imposed on the Parish by the District through the Site Allocation DPD. It is also considered that having a "made" neighbourhood plan which allocates land for housing, will safeguard the Parish from having to undertake an early review of the Neighbourhood Plan.

SPC have undertaken a thorough environmental and policy based assessment of all sites received as part of the Plan preparation process. Careful consideration has been given to the sustainability merits of each of the sites. The scale and sustainability of the Parish's four settlements has also been given consideration. Given the level of growth in the Parish in recent years, SPC have also been mindful of the distribution of completed and committed housing growth.

Public consultation has been undertaken with key stakeholders through out the plan making process. The Exhibition held in April 2017 sought feedback on people's preferred sites. The results of the Exhibition, highlighted local support for the allocation of St.Martin Close (east) and St.Martin Close (west).

Against this national and local planning policy framework coupled with public feedback, SPC resolved to allocate St.Martin Close (east) for up to 30 residential and St.Martin Close (west) for up to 35 residential units.

SPC consider the allocation of St.Martin Close (east) and St.Martin Close (west) offers a sustainable location for growth and will safeguard the Parish against future allocations being imposed by the District. The Submission Plan has therefore been prepared on this basis.

#### **Mid Sussex District Council Regulation 14 Representation**

SPC's approach to housing need and the proposed allocations for further modest growth in the Parish is supported by MSDC.

MSDC responded to the Regulation 14 Pre-submission consultation and commended the work which has gone into the preparation of the SNP. MSDC welcomed the intention to provide modest housing growth for two reasons:

1. The District Plan's housing numbers area minima, and therefore exceeding those is regarded as positive planning; and
2. The intention of the Parish to allocate a total 65 units at St.Martins Close, Handcross will make a valuable contribution to meeting local housing need, in a relatively sustainable location.

### **Next Steps**

The Submission Plan is currently being prepared and finalised.

SPC approved the Submission Plan on 29 March 2018. SPC will ratify the Plan and associated Submission documents on 31 May 2018. Following this, the Plan and associated documents will be formally submitted to MSDC. A further round of public consultation, known as Regulation 16 Submission Consultation, managed by MSDC, will follow in the Summer. This will provide a further opportunity for representations to be made.

Details of the Regulation 16 Consultation will be posted on the SPC website in due course.