

Slaugham Parish Neighbourhood Plan Site Allocation Briefing Note 25th May 2017

Introduction

This briefing note provides an update of the District Plan Examination and a summary of the evidence base documents, which support the Slaugham Neighbourhood Plan (SNP).

The evidence base documents have informed the recommendations of the Neighbourhood Plan Working Group with respect to housing need and housing allocations.

Purpose

Its overriding purpose is to inform the Council on the level of housing needs to be delivered in the Parish up to the period 2031 and to seek support for the allocation of sites as part of the SNP

Background

Since the start of the Plan period, the Parish has experienced significant development. The number of permissions granted and completions since the start of the Plan period is detailed in the attached table. This outlines cumulative commitments and completions as 931

Slaugham Parish has therefore taken a fair share of development since 2014 to include a strategic site of 600 houses at Hardridings Farm, Pease Pottage. The Committee have been mindful of the permissions granted/completions when considering the housing needs of the Parish up to 2031.

Slaugham	Completions			
Completions	2014/15-2016/17			
Handcross				
Devonshire House, High Street, Handcross	1			
Pease Pottage				
Golf Course, Horsham Road, Pease Pottage	57			
Land north of Black Swan Close, Pease Pottage	51			
Home Farm, Tilgate Forest, Brighton Road, Pease Pottag	2			
Warninglid				
Brantridge Forest Farm, Handcross Road, Balcombe	2			
Herrings Barn, The Street, Warninglid	1			
Wicket View, cuckfield Lane, Warniglid	1			
Fir Tree Cottage, Warninglid Lane,	-1			
Slaugham				
The Old Barn, Stanbridge Lane, Staplefield	1			
Total	115			
		Commitments	Commitments	Commitments
Commitments		2017/18-21/22	2021/22-2026/27	2027/28+
Handcross				
Land at Caburn and St Georges House, Brighton Road, H	Permission	7		
Seaspace House, Brighton Road, Handcross	Permission	7		
Sherwood Works, Brighton Road, Handcross	Permission	7		
Allotment Gardens, High Street, Handcross	Permission	8		
Land at Hyde Estate, Handcross	Permission	90		
High Beeches Nurseries, High Beeches Lane, Handcross	Permission	1		
Pease Pottage				
Land east of Brighton Road, Pease Pottage	Permission	450	150	
Golf House, Horsham Road, Pease Pottage	Permission	25		
Golf Course Driving Range, Horsham Road, Pease Potta	Permission	38		
Land Parcel adj 47 Black Swan Close, Pease Pottage	Permission	1		
R/O 63 Horsham Road, Pease Pottage	Permission	1		
Starvemouse Farm, Parish Lane, Pease Pottage, West S	Permission	1		
Warninglid				
The Old Squash Court Warninglid Grange Warninglid La	Permission	1		
Rose Cottage, Warninglid Lane, Warninglid	Permission	1		
Southgate Farm, Cuckfield Lane, Warninglid	Permission	1		
Hollingbury Lodge, Cuckfield Lane, Warninglid	Permission	1		
Slaugham				
Slaugham Manor, Slaugham Place, Slaugham	Permission	25		
Total		665	150	
Completions		116		
Comitments		665	150	
Cummulative commitments and completions		781	931	931

Mid Sussex District Plan Examination

The District Plan Examination is ongoing and the Council have yet to agree their Objectively Assessed Housing Need (OAN with the Inspector).

MSDC consider it appropriate to deliver 876 dwellings per year up to 2024/2025 after which time they will contribute a further 150 dwellings in order to meet the needs of Crawley Borough Council

http://www.midsussex.gov.uk/media/79222/msdc15_lettertoinspectorre5ys.pdf

This has yet to be agreed with adjoining Districts

http://www.midsussex.gov.uk/media/79404/msdc16_hmapositionstatement_may17.pdf

In support of this work, MSDC have produced a strategic framework for those parishes undertaking a Neighbourhood Plan. Given the strategic allocation at Pease Pottage, MSDC confirm Slaugham parish will not be expected to contribute further towards the District's residual figure

http://www.midsussex.gov.uk/media/79403/msdc8c_dp5anddp6_final_12052017.pdf

In light of this recent correspondence, the Inspectors has today (25/05/17) confirmed it will be necessary to hold a further hearing to consider the issues of unmet need and settlement hierarchy along with MSDC's trajectory and 5 year housing land supply position.

As the inspector is yet to release his final report, the final housing number and the proportion which neighbourhood plan may be required to deliver is unknown.

The proximity of the parish to the major Crawley-Gatwick economic area and to the A23/M23, relative to other parts of Mid Sussex district, may make the parish more vulnerable than other parishes despite guarantees that the numbers will not be increased due to the strategic allocation.

Background documents to support the SNP

As part of the preparation of the SNP, a number of background evidence base documents have been prepared to identify the housing need of the Parish and to assess potential sites to meet this need. In addition public consultation has taken place and feedback has been taken into account.

Below are a brief outline of the evidence base material that supports the Committee recommendations
Slaugham Scoping Report –

This document forms the Scoping Report of a Sustainability Appraisal incorporating the requirements for a Strategic Environmental Assessment of the Slaugham Parish Neighbourhood Plan.

This Scoping Report sets out the context and establishes the baseline of the Sustainability Appraisal and sets out the proposed scope and objectives of the Appraisal.

In due course, the Sustainability Objectives will be used to “test” the policies of the SNP and the site put forward as part of the plan making process.

Slaugham Parish Housing Land Availability Assessment – PHLAA

The Slaugham Parish Council (SPC) Housing Land Availability Assessment (PHLAA) is a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish.

The PHLAA includes those sites which have come forward as part of the “Call for sites” and sites identified within MSDC SHLAA.

This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Slaugham Neighbourhood Plan (SNP).

Slaugham Housing Needs Consideration Report -

This document is part of the evidence base that will support and inform decisions made by Slaugham Parish Council in respect of the emerging Slaugham Neighbourhood Plan. The document seeks to bring 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 neighbourhood plan

Housing Sites Assessed Against the Sustainability Appraisal

Sites assessed (except those with planning permission/resolution to grant) against the objectives of the Sustainability Appraisal detailed in the Scoping Report.

Site Allocation Public Consultation 7th & 8th April 2017

The Neighbourhood Planning Committee held a public exhibition and invited the community and other interested parties to attend. A complete list of all the sites that have come forward as part of the SHLAA and as part of the Councils own call for sites during the plan period where listed for consideration. A range of maps and descriptions along with assessments of the sites were displayed to help apprise those attending. Residents were also provided with a full list of completions and granted permissions from 01/04/14 - 31/03/2017.

Feedback forms were provided asking residents to advise the committee as to those sites that they preferred and those that they least preferred, this information was in turn used to help inform the Committee going forward.

A total of 64 forms were completed from 124 attendees over the two dates.

	1st Choice Preferred	2nd Choice Preferred	3rd Choice Preferred	4th Choice Least Preferred	5th Choice Least Preferred	6th Choice Least Preferred
SL01	5	2	2	5	9	3
SL02	2	3	1	1	2	2
SL03	5	5	1	2	1	0
SL04	0	0	0	0	0	0
SL05	0	0	0	0	0	0
SL06	0	0	3	1	1	2
SL07	1	2	0	1	1	3
SL08	1	2	2	3	4	2
SL09	4	2	2	30	5	1
SL10	0	1	2	2	12	5
SL11	0	4	0	2	4	9
SL12	26	6	1	2	5	0
SL13	3	13	5	4	3	2
SL14	0	0	0	0	0	0
SL15	4	4	4	3	2	2
	51	44	23	56	49	31

Slaugham Neighbourhood Plan Reference	Mid Sussex District Council: Strategic Housing Land Availability Assessment (SHLAA) Reference (April 2016)	Site Address
SL01	SHLAA Ref: 243	Land at Lower Tilgate, East of Pease Pottage.
SL02	SHLAA Ref: 674	Land north of Pease Pottage, West of Old Brighton Road.
SL03	SHLAA Ref: 218	Land north of the Golf House, Horsham Road, Pease Pottage.
SL06	SHLAA Ref: 731	Land to West of 63 Horsham Road, Pease Pottage.
SL07	SHLAA Ref: 153	Land at Finches Field, South of Pease Pottage.
SL08	SHLAA Ref: 603	Land south of Pease Pottage, West of Old Brighton Road.
SL09	SHLAA Ref: 181	Land west of Truggers, Horsham Road, Handcross.
SL10	SHLAA Ref: 670	Land at Coos Lane, Horsham Road, Handcross.
SL11	SHLAA Ref: 632	Land south of Pease Pottage, West of Old Brighton Road.
SL12 (East)	SHLAA Ref: 127	Land at St Martin Close (East).
SL13 (West)	SHLAA Ref: 127	Land at St Martin Close (West).
SL15	Not assessed in SHLAA	Land at Slaugham Garden Nursery, Slaugham.

Recommendations

Taking all of the above into consideration, the Committee recommend the following:

A. Housing need of the Parish

At a meeting held in October and December 2016 the Committee agreed to adopt a variety of methodologies for undertaking housing need considerations. These both stand alone, and in combination, have resulted in a range of potential housing numbers for consideration to be facilitated through the Neighbourhood Plan, up to period 2031.

By applying these methods it is estimated that the numbers range between 270-310 (excluding the strategic allocation at Hardridings Farm). Some of these numbers have already been met in developments that have been delivered in the Parish since April 2014.

B. Sites to be allocated.

Taking the PHLAA, site assessments sustainability appraisal and the feedback from the public exhibitions, the Council allocate the following land for the provision of up to 65/70 units.

St Martins Close EAST (first five years)

St Martins Close WEST (second five years) reserve site due to the changing environment of the District Plan.

END