

SLAUGHAM PARISH COUNCIL

2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB
NEIGHBOURHOOD PLANNING COMMITTEE

Minutes Thursday 17th May 2018

Pavilion, High Street, Handcross

Sally Mclean – Clerk to the Council

Email clerk@slaughampc.co.uk

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

Present: Julia Elliott, Pete Clark, David Dunn, Ed Hadfield

Others Present: Laura Bourke, Dowsett Mayhew, Sally Mclean, The Clerk and 1 member of public

1. **Apologies for absence:** Bob St George, Lesley Read, John Welch, Patricia Simmons
2. **To approve the minutes of the meeting held on the 22nd March 2018 APPROVED**
3. **To receive declarations of interest from members in respect of any items on the agenda. None**
4. **Open Forum:** Committee to consider adjournment of the meeting for questions from the members of the public.
5. **To receive updates:** To include any meetings, decision or documentation that maybe relevant to this Committee from Council and sub groups.

Chairman Julia Elliott (JE) Update

Julia Attended an informal meeting/s with members of the Handcross Action Group (HAG).

They enquired as to what stage the plan was at? Had we altered anything since the previous meeting?

They were clear that they do not all agree and have varying views about the allocation of St Martin Close, but agreed that they have an issue with that site allocation. However, they agreed that they did not have an adequate reason for not agreeing with these sites, because the work undertaken by the Committee along with the evidence base supports the allocation.

This then highlighted for the statement made by Mid Sussex District Council MSDC in the recent consultation response, that because of the strategic allocation in Pease Pottage of 600 houses the Parish are not being looked at to allocate further housing.

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. Using the different methodologies applied in the report, along with the ongoing discussions surrounding the fluidity of the housing numbers within MSDC. With the now confirmed review of the District plan within the first 5 years of being made, so 2021. SPC were advised to consider whether modest growth should be accommodated in the SNP. 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. 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 were also of the mindset that although SPC do not have to allocate additional sites, they wish to consider positively planning for the Parish now through the proposed allocations, which will help to safeguard against future allocations being imposed on the Parish.

The second point to raise is that Examiners in the past have not looked favourably upon Parishes that have not positively planned for the future housing requirement of the Parish and relied to existing development.

In summary with a combination of the points raised Julia and the Clerk felt that with the assistance of Laura, Dowsett Mayhew that an updated briefing note for the website, that outlines why SPC are allocating further housing. The members were asked to consider this and advised that this note would serve two purposes;

1. *Outlines the advice received from our Consultants, MSDC.*
2. *Clarifies why the SPNHP have made the recommendations to allocate land for future development.*

This will be made available on the Parish Councils website so that our Residents and other interested parties are able to fully appreciate why the decisions were made.

The other update is that HAG have appointed their own planning consultant to look at the SPNHP and decide whether or not there is an argument to be made on whether SPC should be putting forward any housing. It is not quite clear on what their plan is, what or, how they will coordinate results from this at the time of the meeting.

The Committee were in agreement that it is important to consider views from all groups, associations, residents etc, however it is extremely important (with new sites coming forward all the time) to ensure that SPC are satisfying the needs of the Parish as a whole and is guided by the work undertaken by this Committee and the advice of their Consultants. Using the evidence base material that has informed the recommendations made in respect to housing need and housing allocations that will future proof development within the Parish. This alongside the recent developments and direction of the Mid Sussex District Plan it is clear that the District Council will look to the Parishes to fulfil the gap in the housing numbers within 5 years and have already started the preparation of a Site Allocations DPD to be adopted by 2020, which will identify further sites that have capacity of 5 or more residential units.

On that basis the Committee agreed that an advisory note would be drafted for the website clarifying the above points.

Laura added as a point of clarification that should HAG's consultant wish to respond on the SPNHP during the next stages, Regulation 16 they would need to contact MSDC. Should the group approve the submission plan and associated documents it will be handed to the MSDC at which time it becomes their plan, they manage the consultation and they will appoint the Examiner. The Examiner will test the plan against the basic conditions it is at this time that the examiner will ask themselves as to whether they will open the examination up to a formal hearing. However, 99% of representations made are written, it is very rare for examinations to be opened up as a public hearing.

5.1 Planning Applications that have a bearing on the NHP -. To update members of any new applications received/permitted

Planning App DM/18/1362 43 Houses Pease Pottage Land On The North Side Of Horsham Road Pease Pottage West Sussex RH11 9AP

Description: Outline application for residential development of up to 43no. units and a B1 unit with associated access. All other matters reserved – Below are the comments reported by the Planning Committee in response to the application.

- The Mid Sussex District Plan was adopted on the 28 March 2018 and the Council can therefore demonstrate a 5-year housing land supply position. The application site lies outside of the built-up area boundary of Pease Pottage. It is not allocated in the District Plan and/or the Slaugham Neighbourhood Plan. The application therefore does not accord with the policies of the District Plan.
- The Slaugham Neighbourhood Plan, has undergone Regulation 14 Pre-submission consultation and its policies should be given some weight in the determination of the application. Whilst acknowledging weight, is a matter for the decision maker, the policies in the SNP should form part of the decision-making process. The SNP does not propose to allocate the site for development and the application is therefore contrary to the policies of the SNP. Notwithstanding the site is unallocated, the application is also contrary to Policy 1: Protecting the Area of Outstanding Natural Beauty; Policy 3: Development outside of Built Up Area Boundaries; and Aim 1: Preventing Coalescence: Pease Pottage Gap
- Approval of this application would be considered as over development in the village of Pease Pottage.

SPCNHP Committee support the comments of the Planning Committee when responding to the application APPROVED.

6. **Members are asked to review the submission Neighbourhood plan and associated documents in accordance with the Councils**

- 6.1. Draft Submission Neighbourhood Plan - APPROVED
- 6.2. Sustainability Appraisal and Non-Technical Summary - APPROVED
- 6.3. Basic Condition Statement – APPROVED
- 6.4. Consultation Statement - APPROVED

7. **To review the next steps and timeline**

8. **Update NHP Communications Plan** To report on communications plan-

9. **Matters for future discussion**

10. **Date of Next Meeting/s:**

Signed _____ Date _____