

SLAUGHAM PARISH COUNCIL
2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB
NEIGHBOURHOOD PLANNING REGULATION 14
Public Meeting Thursday 4th January 2018
At 7:30 pm Pavilion, High Street, Handcross
Sally Mclean – Clerk to the Council - Email clerk@slaughampc.org.uk -
Website: <http://www.slaughampc.org.uk>

Present: Cllrs Julia Elliot, Lesley Read, John Welch, David Dunn, Bob St George, SPCNHP Committee Members Ed Hadfield, Pete Clark and Patricia Simmons. Sally Mclean the Clerk Dowsett & Mayhew Planning Consultants -Dale Mayhew and Laura Bourke.

Others Present: 46 Members of the Public

Introduction:

This meeting has been organised so that members of the Community can ask questions in relation to the Draft Neighbourhood Plan currently in consultation.

We urge residents to review the Slaugham Neighbourhood Plan and let us have your comments on or before 08 January 2018.

If you have any questions that you would like to ask at the meeting then you are welcome to email them in advance to the Clerk by the 2nd January at clerk@slaughampc.co.uk

Agenda

1. **Introductions:** Cllr Julie Elliott and Neighbourhood Planning Committee Chair, asked those in attendance on behalf of the Council and Committee to introduce themselves.

Cllr Elliott provided an overview of the Neighbourhood Plan, the process, what it is and why we Parishes are required to have a plan in place.

Cllr Elliott confirmed the statutory consultation period for the Regulation 14 Pre-submission Slaugham Neighbourhood Plan has been extended to 22 January 2018.

2. **Discussion surrounding recent communications in relation to Policies 11 and 12**

The representatives from the Handcross Action Group asked the following:

1. St Martin Close had previously been deemed unsuitable by the NHP Committee but at the exhibition held in April it was the only site given the green light. Why was this?

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. This assessment (Slaugham Parish Housing Land Availability Assessment, September 2017) is publicly available. This assessment has concluded that the sites (St.Martins Close (east) and St.Martins Close (west) offer a suitable location for development and are considered suitable for development.

For this reason, the site was presented as a potential option at the Exhibition held in April 2017.

The Exhibition presented 12 potential sites across the Parish. Residents were asked to rank their most and least preferred sites. The results of the Exhibition confirmed the most popular sites as number 1. St.Martin Close (east) and number 2. St.Martin (west). Results are available on <http://www.slaughampc.co.uk/Slaugham-Parish->

2. The junction of St Martins and West Park Road is only 4.9metres wide with no scope to widen, in fact the whole of West Park Road is narrow. According to regulation DB32 (Access Roads Places, Streets and Movement Guide) the minimum width should be at least 5.5 metres. Taking this into consideration why is St Martins deemed suitable land to build upon?

Manual for Streets (MfS) supersedes Design Bulletin 32 and its companion guide Places, Streets and Movements, which are now withdrawn.

Mfs focusses on lightly trafficked residential street. It does not apply to the trunk road network. West Sussex County Council supports the approach set out in MfS.

The MfS sets out there should be a minimum carriageway width of 3.7m between kerbs. This is to ensure operating space for emergency vehicles. Guidance further notes if an Authority or developer wishes to reduce the running carriageway width to below 3.7m, they should consult the local Fire Safety Officer.

The proposed access width is therefore likely to be acceptable in highways terms. As part of the Regulation 14 consultation, views are being obtained from West Sussex County Council (WSCC) Highways Agency, including in respect of highway suitability of the proposed allocations.

3. Other Questions/points raised where as follows

- Housing numbers have been met for Slaugham as set out in 6.2 of the plan itself, so why allocate further sites, more housing?

The Examination of the District Plan is ongoing. The District's housing need has therefore yet to be agreed by the Inspector and adopted by Mid Sussex District Council (MSDC).

As part of the Examination of the District Plan, MSDC have published a spatial distribution of the housing requirement to support the District's housing number. MSDC have provided a framework for neighbourhood plans and set out an approximate number of dwellings expected in each settlement.

Due to the "over-provision" and strategic allocation at Pease Pottage, Slaugham Parish is not expected to contribute further towards the District residual figure. MSDC do advise however that Slaugham may wish to do so in order to boost supply.

In particular it is noted that the release of 600 dwellings at Pease Pottage is specifically intended to help meet the needs of Crawley.

The Parish Council undertook an assessment on local housing need. This provided a range of housing figures for growth.

Noting this assessment and given the uncertainty of the emerging District Plan, the Parish Council have resolved to allocate St.Martin Close (east) and St.Martin Close (west).

- Where's the infrastructure to support further development, schools, doctors, shops etc?

The existing infrastructure of the Parish is considered capable of supporting the

proposed allocations at St.Martin Close (east) and St.Martin Close (west) over the lifetime of the Plan.

As part of the Regulation 14 consultation, views are being obtained from infrastructure providers in respect of suitability of the proposed allocations.

- Traffic movement/concerns

As part of the Regulation 14 consultation, views are being obtained from West Sussex County Council (WSCC) Highways Agency, including in respect of highway suitability and traffic movement of the proposed allocations.

Should any concerns be raised in this respect, the Parish Council will review the suitability of the proposed allocations

Please see extract of recent communications for your information:-

Handcross Action Group – Flyer Points Raised

Objection to Policy 11 & 12 – Policy 11: St.Martins Close (east) - Policy 12: St.Martins Close (west)

- Additional traffic;
- Insufficient infrastructure;
- Distance, schools, shops, doctors etc;
- Housing quota met;
- Danger to Children;
- Loss of environment and Countryside.

Planning Consultants Statement Response 19th December 2017

There is new emerging national guidance on how to calculate housing need in neighbourhood planning. This could result in a requirement for Neighbourhood Plans to allocate more housing than has occurred historically.

- The District Plan is still emerging, and is subject to change. The SNP has carefully considered the Draft Plan, and is seeking to future proof for potential changes over the next 14 years;
- The District Plan is seeking to set out minimum housing numbers. Additional Housing provided above this will strengthen the Parish's position against potential housing pressure;
- Some Neighbourhood Plans in Mid Sussex that have already been "made" are now being encouraged to be reviewed and to plan for more housing;
- A Neighbourhood Plan that allocates land for housing is better placed to resist future speculative housing application if the District Council cannot maintain a "5 year housing land supply";
- The SNP includes a "reserve" housing site. This would only be released if the Parish are required to provide more housing;
- The SNP must be prepared "positively", and this can best be achieved by planning for some new houses;

For these reasons, the Parish Council believe the Regulation 14 (Pre-submission) Slaugham Neighbourhood Plan has been carefully and robustly prepared

For more information please visit <http://www.slaughampc.co.uk/Slaugham-Parish-Council/Default-22886.aspx>