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West Hoathly Neighbourhood Plan

PROGRAMME - Workshop 22 June 2013

As you arrive - Take a PostIt, please look at the information displayed and write your comments in a few large words.

11.00 Phil Turner. Planning Aid, what we do.

11.05 John Downe, Chairman of West Hoathly Parish Council. Progress on the Neighbourhood Plan and future steps.

11.15 Phil Turner
Identifying a site for housing would give local control of any development.

Workshop will end at 13.00

Introduction to Planning Aid England

- Part of the Royal Town Planning Institute
- Professional body for chartered planners in the UK
- Duty to promote science and art of town planning
- Commitment to provide a Planning Aid service

- A network of over 750 volunteers
- A new Planning Aid service launched in June 2011

- Resources from Government's Supporting Communities and Neighbourhoods in Planning Fund - 2013/14 in partnership with LOCALITY



What we do

- provide free, independent, professional planning advice to people who do not have the means to pay professional fees
- provide support and training to local communities so they can influence and contribute to planning strategy, policy and decision making



What's on offer

Planning Advice Line:

- A single national telephone helpline providing 15 minutes of free advice to all callers
- Call: 0330 123 9244
- Or email: info@planningaid.rtpi.org.uk
- Eligible cases will receive further free, independent and impartial help from a volunteer caseworker
- Other help and guidance is on the PAE website: www.rtpi.org.uk/planningaid



And there is more

Community planning activities:

- training on the planning system for beginners
- overview of Big Society, Localism Act and proposed changes to the planning system
- training on specific topics e.g. conservation or (Community Infrastructure Levy)
- helping local groups play a part in the development of plans prepared by their local planning authority
- helping local groups develop their own plans e.g. neighbourhood plans, parish plans, village design statements



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11.05 John Downe, Chairman of West Hoathly Parish Council.

Progress on the Neighbourhood Plan and future steps

11.15 Phil Turner

Identifying a site for housing would give local control of any development

Break for comments

Group activity

Workshop will end at 13.00

Where we are - Progress on the West Hoathly Neighbourhood Plan and future steps

Today's gathering has three purposes:-

- to provide a further opportunity for your engagement in the process by making comments and suggestions

- to show the comments made on the draft policies and to influence changes to the wording of the Neighbourhood Plan before it is submitted to Mid Sussex District Council

- to focus on the Policy WHP13 (Site for New Homes) and to find an acceptable solution

Draft Neighbourhood Plan Consultation

500 separate comments from 125 residents

Petition with 225 signatures to reject WHP13 – New Homes Site

All resident comments have been available on the Hoathly Hub and will be individually addressed

Initial analysis:-

- identifying key themes
- level of support
- potential changes to the Plan and policies

The responses and the analysis are on the display boards

Many of you have already used PostIts to write your comments and there will be another chance at the break

Whilst most of the draft Plan policies were largely or mostly supported, Two Policies stand out as being most contentious – WHP13 (Site for New Homes) and WHP10 (Bluebell Railway Halt)

Policy WHP10 Bluebell Railway

The wording of the policy could be changed to include restrictions on station use and parking availability to ensure not a main terminus – i.e. benefit to local residents and foot visitors only

Policy WHP13 Site for New Homes

Policy changes could specify:-

- Access and Traffic
- Extent and location of development within the site
- Restrictions / design features re future house extensions

The Workshop

Phil Turner will help us through the consideration of the housing sites

MSDC require a comparison of all the possible sites and their impact on the environment.

This is necessary before the Plan can be put forward to Independent Examination

After the break Phil will explain two group activities

- first on the possible layout of the sites
- second on their environmental impact assessment

Phil Turner Planning Aid

Why it is worth proceeding on the Neighbourhood Plan and why identifying a site for housing would give local control of any development. (Policy 13 of the NP)

The Neighbourhood Plan is about many kinds of development - not just housing. There is evidence of housing need and many people have supported the idea of a limited number of additional homes.

The Neighbourhood Plan will be part of the legal Development Plan.

The statutory development plan includes:

- Minerals and Waste Plans...County, Unitary
(Neighbourhood Plans do not cover these topics)
- **Local Plans**...the Local Development Framework (LDF) District, Borough, Unitary and National Park Authorities

Neighbourhood Plans - by Parish Councils and Neighbourhood Forums

When MSDC, or an Inspector, or the Secretary of State make a decision on a planning application they have to have regard to the Development Plan

Section 38 of the Planning and Compulsory Purchase Act 2004:

...decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise'

The 2004 Act is still in force. The Localism Act 2011 amends that Act and the Town & Country Planning Act 1990 Section 54A says

“... in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.”

The National Planning Policy Framework is a material consideration

Policies in Neighbourhood Plans must not conflict with the strategic policies of the Local Plan
They can go further and provide more detail

The draft MSDC Local Plan process has assessed several housing sites in West Hoathly in terms of land availability

The site adjacent to Cookhams, south of Top Road scored highest and it is known that there is a willing developer

If the Neighbourhood Plan does not identify a site for houses, then it is likely that MSDC would allocate it by a policy in the Local Plan if the total number of houses in other parishes does not meet the requirement for homes

National Planning Policy Framework

The NPPF says that :

...where the development plan is absent, silent or relevant policies are out-of-date, (this means) granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted.⁹*

⁹. For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

That means that a developer would be highly likely to gain a planning permission on the site adjacent to Cookhams

If development is inevitable, it may be best to have a site allocation for housing in the Neighbourhood Plan.

That would give the Parish an opportunity to influence the quality of the development and the way in which it is developed

Remember, it would be others (from outside the parish) who would design and develop the housing site - not the Parish

Policy WHP9 is strongly supported by responses to the recent consultation.

WHP9. Community Infrastructure Levy, raised from new developments, will be used to fund schemes that reduce traffic speeds and volumes; improve the provision of pavements and access for pedestrians and cyclists; and improve the well-being of local residents.

If homes are among the new buildings that gain planning permission as a result of a policy in the neighbourhood plan, then 25% of any money from the Community Infrastructure Levy (CIL) would be passed from MSDC to the Parish Council. If the Local Plan, rather than West Hoathly NP, allocates housing in the parish, and they are built, then the proportion would fall to 15%. Severely declining local authority budgets mean that there would otherwise be very little money available to spend on infrastructure such as highway improvements

Community Infrastructure Levy (CIL) Example - For one dwelling of 100sqmt floorspace

NB Slide corrected 28/6/2013

No Neighbourhood Plan

Parish gets 15% of CIL,
CAPPED at £100 per existing
dwelling

100sqmt x £210 (MSDC rate)
= £21,000

15% = £3,150

***Parish gets £3150 (up to a
max. of approx. £80,000)***

With Neighbourhood Plan

Parish gets 25% of CIL,
UNCAPPED

100sqmt x £210 (MSDC rate)
= £21,000

25% = £5,250

***Parish gets £5,250
unlimited by any cap (66%
more cash than no plan)***

CIL Documents:

[Central Government - www.legislation.gov.uk/ukdsi/2013/9780111534465](http://www.legislation.gov.uk/ukdsi/2013/9780111534465)

[MSDC info - www.hoathlyhub.info/NeighbourhoodPlan/docs/CIL.pdf](http://www.hoathlyhub.info/NeighbourhoodPlan/docs/CIL.pdf)

Slaugham Draft Neighbourhood Plan Policy 22:

Policy 22: Section 106 'Planning Obligations'

The Neighbourhood Development Plan requires that planning applications for all development proposals submitted prior to the adoption of the Mid Sussex Community Infrastructure Levy Charging Schedule and that would otherwise be liable to be charged the Levy, will include a Section 106 Planning Obligation making provision for the payment of at least an equivalent sum to the submitted Levy Charging Schedule.

Development that will be granted deemed planning consent by the making of a Community Right to Build Order will also include within the Order a condition making this same requirement as provided for in Policy 20.

This policy provides for the period between the anticipated adoption of the SPNP in 2013 and of the Mid Sussex Community Infrastructure Levy (CIL) Charging Schedule. The latter may not be adopted until 2015. Within this period it is likely planning applications will be submitted for determination on those sites allocated by Policy 4 and for windfall sites

Could the wording of West Hoathly Policy 13 be improved further?

WHP13. Development of the site adjacent to Cookhams, south of Top Road (as shown on the Map C) will be permitted for no more than 24 dwellings. Any development will need to have an appropriate mix of housing, provide green infrastructure, recreational and play facilities, provide satisfactory access and have consideration of the impact on views in the setting of the AONB.

Policy 13 would be in accord with the Policy DP5

Housing of the draft Mid Sussex District Plan (expected to be approved early 2014)

Sites for 5,865 homes are to be identified, 3,865 at Burgess Hill)

...Elsewhere in the District, as allocated through Neighbourhood Plans or other appropriate planning documents - 2,000 homes

MSDC draft Policy DP13 (the parish is within the AONB)

Within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, development will only be permitted where it conserves and enhances natural beauty and has regard to the High Weald AONB

Management Plan, in particular:

- The identified landscape features or components of natural beauty and to their setting;*
- The traditional interaction of people with nature, and appropriate land management;*
- Character and local distinctiveness, sense of place and setting of the AONB;*
- An emphasis on small scale proposals that are sustainably located and designed; and*
- Proposals which support the economies and social well being of the AONB (in particular land based workers or activities that directly support land management) and its communities including 100% affordable housing Schemes (provided that they are compatible with the aim of conserving and enhancing natural beauty).*

West Hoathly draft NP Policy 10 Bluebell Railway

WHP10. Proposals by the Bluebell Railway to establish a halt at the previous West Hoathly Station Site will be supported.

One suggestion for improved wording might be:

WHP10. Proposals by the Bluebell Railway to establish a halt at the previous West Hoathly Station Site will be supported, provided that there is early consultation with the Parish Council and community of West Hoathly so that the planning application can restrict station use and parking availability to ensure that the station is not a main terminus and brings benefit to local residents and only visitors on foot or by cycle.

Break

Ten minutes

Using PostIts, please look at the information displayed and write your comments and suggestions for wording

Introducing the two challenges for today:

1. The sites that have been considered for housing. How might they be designed/arranged/developed?
2. Comparing each of those sites in terms of their impact on the environment

Group activity 1. Housing sites - shape, access, aspect, outlook, open space, trees. How might any homes be placed on the land?

Group activity 2. Housing sites. What would the impacts be on the environment?

Open session. Results of the group working and questions conclusions.

13.00 End

GROUP ACTIVITY 1. 20 minutes

Where could houses be placed?

On each table top are two large site location plans:

One shows the location of Site 476

- 476 rear of 1 - 33 Broadfield

The other shows Sites 477 and 148 both on Top Road:

- 477 adjacent to Cookhams south of Top Road.

- 148 Sharpthorne north of Top Road

You are invited to consider how the three sites might be developed

Where could the houses go?

Would there be other buildings?

Where would there be open space?

Would there be an opportunity for trees - screen planting?

Use the large blank flipchart sheets and marker pens to sketch out ideas and alternative layouts

Think of shape, aspect, access by vehicle cycle and by foot, outlook, open space and trees

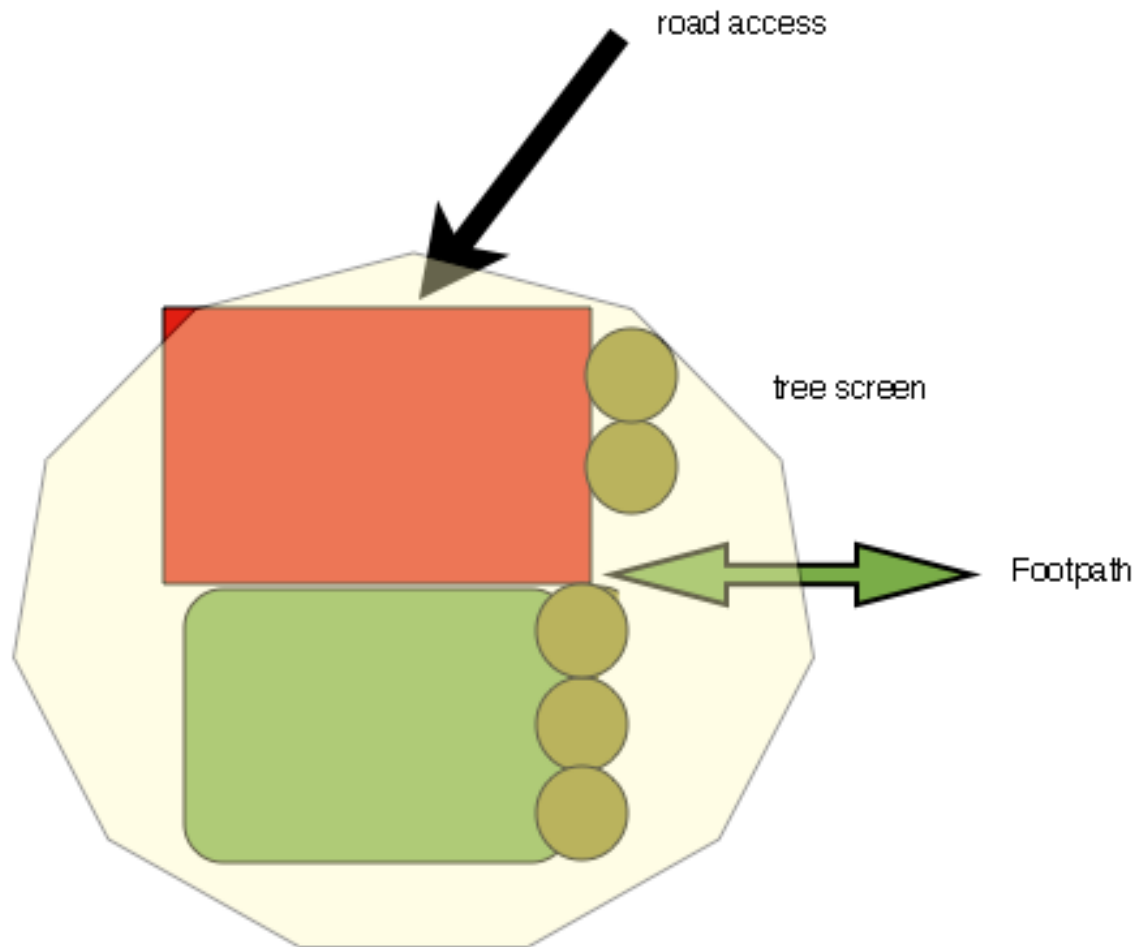
You do not have to design a layout showing each house and the roads

Different arrangements can be tried on each of the three sites site on the location plans by cutting shapes from the coloured paper provided:

- Red for blocks of buildings
- Green for open space
- Dark green for blocks of trees

Information on the 3 sites is available on the separate site assessments on each table top.

The results of the group work will be presented at 12.40



GROUP ACTIVITY 2.

20 minutes

Which sites would affect the environment?

For the Neighbourhood Plan to be accepted for independent examination, there must be evidence of a Sustainability Appraisal, including Strategic Environmental Assessment

A key test is evidence that alternative sites have been assessed for environmental impacts. Evidence that the local community has been involved in the assessment is also important

A draft Sustainability Appraisal (14 pages) is available on each table top. An enlarged version of pages 8 to 12 are also on the table top. These give an initial indication of how the sites may be 'scored' against each other. A final version will be influenced by your opinions, ideas and comments today

On each table top is a set of 5 pages headed 'Alternative sites Environmental Assessment'. This shows 7 sites that are among those that have been considered for possible housing allocations

Information on all 7 sites is available on the separate site assessments on each table top

You are invited to discuss the environmental impacts of each of the sites

Please fill in the columns in the matrix/table: 'Alternative sites Environmental Assessment'

Each person in the group can choose a page or pages to work on

Page 1 The topics on the left hand side are taken from an earlier Sustainability Appraisal

From your own knowledge of the local area and its landscape and built up area, place a score in each of the boxes:

+ for a positive impact - a benefit, enhancement or improvement

- for a negative impact - a detriment or material harm.

You can add further pluses or minuses for greater impacts

++ more beneficial

-- greater harm

You can add topics of your own on the left hand side

Page 2

Because the village is in the High Weald AONB, the Mid Sussex Draft Local Plan policy 13 says:

Within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, development will only be permitted where it conserves and enhances natural beauty and has regard to the High Weald AONB Management Plan.

The topics on the left hand side are taken from that Local Plan Policy

Use the same scoring system of ++/--

Then, if there is time, score another of the other pages.

Pages 6 and 7 are about traffic /highway issues

If you want to spend more time on this assessment...

If you want to do further work, give me your e-mail address and I will send you a copy of the environmental assessment chart / matrix

We can then communicate by email

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