

Land North of Top Road, Sharpthorne, West Sussex West Hoathly Parish Neighbourhood Plan 2013-2031

Concept

- Promoted by a local development company
- Intention is to work with the Parish Council to deliver a high quality scheme that meets its requirements and local needs
- Sustainable design based on the local vernacular using local materials and designed by a local architect
- Existing planting fringing the land to be retained and strengthened with new native species planting to enhance this existing screening and integrate it further into the surrounding landscape

Numbers and Types of Dwellings

- 23-30 dwellings proposed depending on the Parish Council's requirements.
- Mix of 2, 3 and 4 bedroom houses
- Affordable housing provision to Council requirements
- Compliance with Lifetime Homes Standards to provide suitable accommodation for the elderly

Timescale/Phasing

- No significant site preparation costs or requirements for land assembly and with access direct from the public highway.
- The land is therefore available for development in the 0 – 5 year timescale if required by the Neighbourhood Plan.

Highways

- Access re-positioned to improve its safety and constructed to the standard required by the highway authority
- Access will not be directly through established residential areas and the relocation of the access further east will move traffic further away from the village
- Potential funding from the development towards traffic calming measures on Top Road

Benefits to the Local Community

- On-site affordable housing provision for local people.
- Small dwelling sizes included in the scheme to meet Parish Council requirements.
- Development of the right scale to generate a substantial financial contribution known as the Community Infrastructure Levy (CIL).
- 25% of the CIL generated from this site will be given to the Parish Council should the land be allocated within its Neighbourhood Plan.
- CIL funds can be put towards local needs such as enhancements to local community buildings and outdoor recreational facilities.
- Developer intention to work with the Parish Council and highways authority to secure traffic calming measures for Top Road.

- Lifetime Homes standards applied to the houses to facilitate use by the elderly.

Unique Benefits of this Proposal

- Strong and established defensible boundaries to the site that give a sense of enclosure and minimise views from the surrounding countryside towards the land – reducing the impact of its development on the surrounding landscape.
- Development proposed in a location where clay extraction has to some degree blighted the area already.
- No trees or woodland will need to be removed to accommodate the development with a consequentially more limited impact on local ecology expected.
- Land is in single ownership and is relatively flat – avoiding the need for significant excavation works or re-profiling of the land.
- Safe and enhanced access to Top Road proposed as part of the scheme avoiding the need for traffic to pass through established residential areas.
- Promoted by a local developer working with a local Chartered Architect to ensure a high quality scheme that respects the local identity.
- Viable scheme that is realistic in terms of what benefits can be offered to the local community.