



WEST HOATHLY PARISH COUNCIL
representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly

Dear all

Thank you for putting yourself forward to be part of the task force for the next stage of the Neighbourhood Plan. The first meeting will be held on 2nd December at 8:00pm in West Hoathly Village Hall. I know that a couple of you won't be able to attend due to prior commitments but if you have any comments prior to the meeting please let me know. Materials used at and notes made at the meeting will be available on the HoathlyHub.

The purpose of the task force is to:

- review available evidence to confirm the housing requirement
- elicit views of parishioners across the parish on any potential sites that formally come forward
- recommend policy wording options for allocating a site (or sites) for new homes

The policy wording options will then be consulted on formally across the parish to establish the West Hoathly Neighbourhood Plan that can be submitted to Mid Sussex District Council for examination and referendum.

Currently landowners who had expressed initial interest or who have subsequently come forward following approaches from the Sharpthorne Community Action Group have been contacted and asked for a formal declaration of this interest with details of the site and what they would propose for the land.

This first meeting is to start the discussions to confirm the housing requirement. Some of the information is 18 months old and there is now more interest from landowners.

It is therefore important that the requirements for housing within the parish (the number, mix of dwelling types etc.) are reviewed before considering any site allocations. Mid Sussex District Council has been approached for an update to the local Housing Register.

Information on housing requirements

The Parish Housing Needs Survey can be found at:

<http://www.hoathlyhub.info/NeighbourhoodPlan/NPLibrary/F.HousingNeedsSurvey%20and%20CallForSites/Housing%20Needs%20Report.pdf>

The MSDC Housing Register (March 2012) details are available here:

<http://www.hoathlyhub.info/NeighbourhoodPlan/NPLibrary/F.HousingNeedsSurvey%20and%20CallForSites/MSDC%20Housing%20Need%20stock%20and%20lettings%20WH.pdf>

The updated MSDC Housing Register (November 2013) is attached to the email.

The 2009 Parish Futures Report is available

<http://www.hoathlyhub.info/NeighbourhoodPlan/NPLibrary/A.Background%20Information/Parish%20Futures%20Report%20October%202009.pdf>

The output from the **Issues and Challenges & Vision workshops in Feb/Mar 2012** may also be useful background reading.

<http://www.hoathlyhub.info/NeighbourhoodPlan/archive.php>

School Roll

Out of the initial workshops a concern for the long term sustainability of the school was expressed. Currently the school has a school roll of 98. However 27.5% of these are currently coming from outside the parish.

Planning Applications for new dwellings

Document attached as background information.

Relevant Definitions (from the National Planning Policy Framework)

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.