

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## **DEVELOPMENT DECISION MAKING**

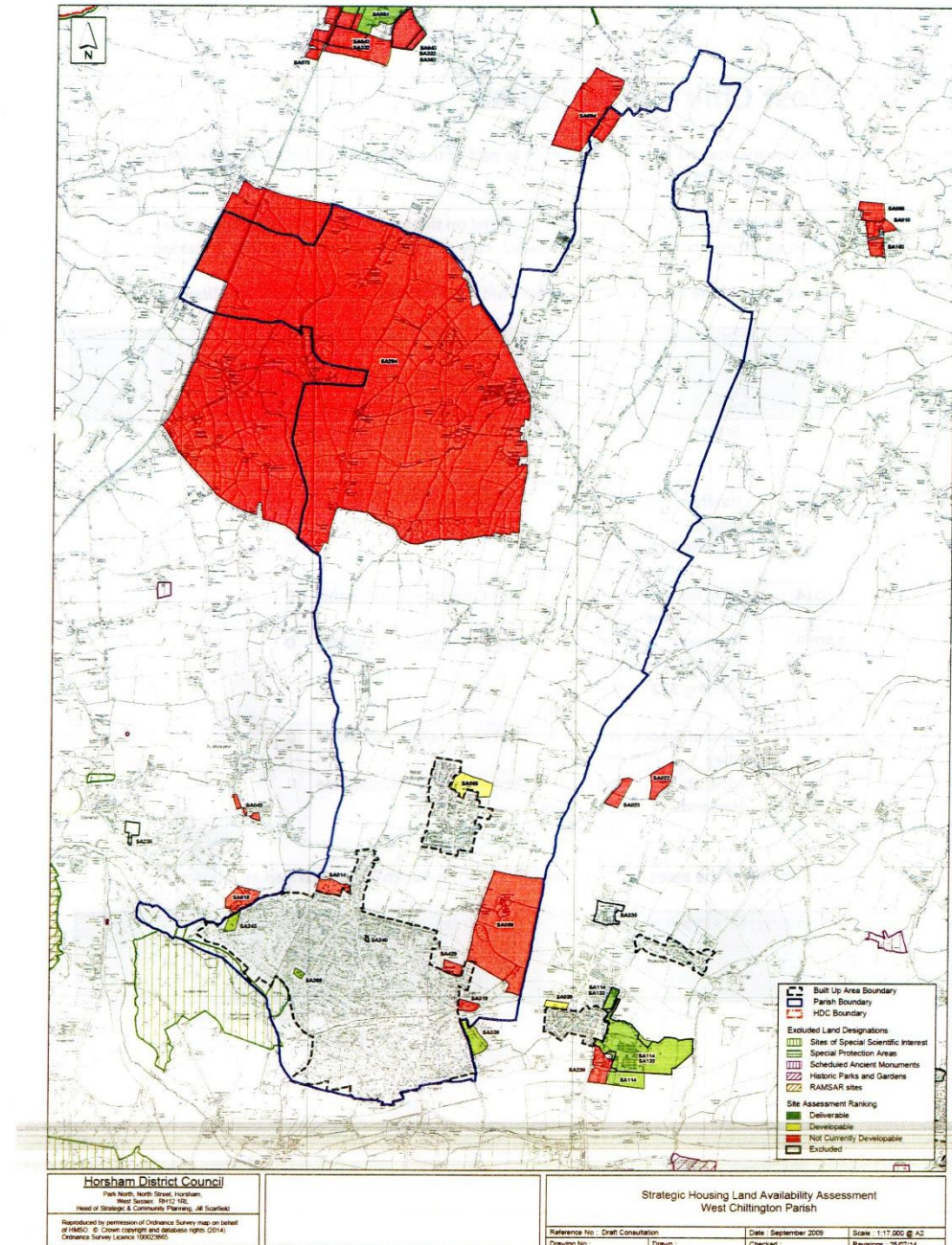
Since NPC meeting on 8 September 2014 following advice some amendments have been made to slides 15-18 to provide greater clarity.

# Where do the houses go?

This is a map of West Chilmington Parish and the coloured areas are sites identified by Horsham District Council showing where development might take place.

The key is:

<b>GREEN</b>	Developable 1-5 years
<b>YELLOW</b>	Developable 6-10 years
<b>RED</b>	Not currently developable





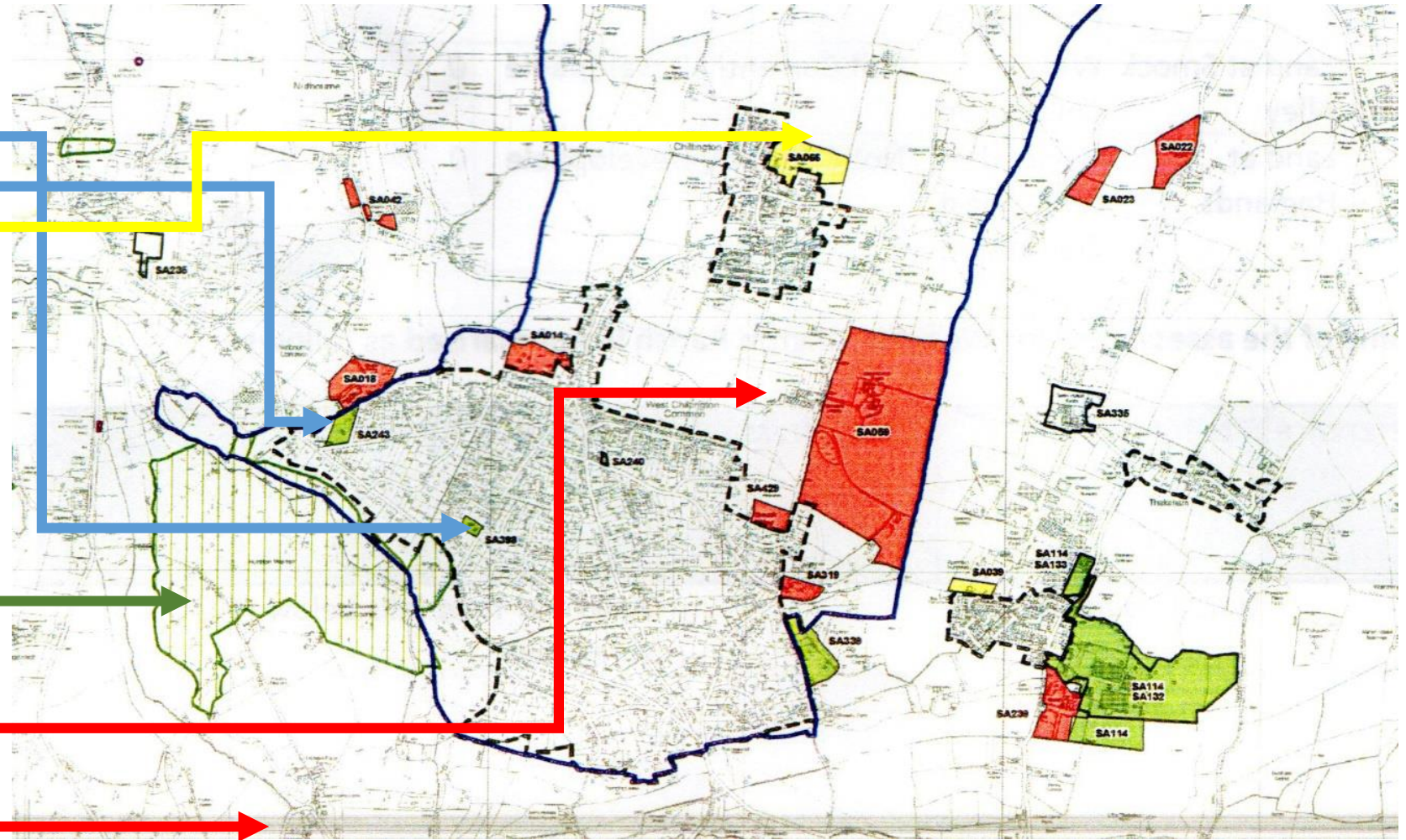
# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Look more closely

- Jayswood
- Bracklyn/The Spires
- Hatches

Sight of Special Scientific Interest

Separation zones



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Who decides where the homes go?

Who sets the policies that determine what type of homes go where?

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## PLANNING HIERARCHY

- Legislation
- National Planning Policy Framework
  - Planning Practice Guidance
- Local Plans
  - Horsham District Council Planning Framework
  - West Sussex County Council Minerals Plan
  - South Downs National Park Authority Development Plan
- Neighbourhood Plans

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

- Legislation and NPPF requires Horsham DC to prepare a plan that shows how it can provide homes over the immediate next 5 years and then in 5 year blocks after that.
- Targets for total homes are set in local plans

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

- Legislation and NPPF requires Horsham DC to prepare a plan that shows how it can provide homes over the immediate next 5 years and then in 5 year blocks after that

### **47. ...local planning authorities should:**

**identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

- Legislation and NPPF requires Horsham DC to prepare a plan that shows how it can provide homes over the immediate next 5 years and then in 5 year blocks after that

**53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.**



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## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

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**54. In rural areas, .....,local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT COUNCIL POLICIES FOR RURAL SETTLEMENTS

- **Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period**
- **Manage development around the edges of existing settlements in order to prevent the merging of settlements and to protect the rural character and landscape;**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT COUNCIL POLICIES FOR RURAL SETTLEMENTS

**The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;**

**a.the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.**

**b.the level of expansion is appropriate to the scale and function of the settlement type.**

**c.the development is demonstrated to meet the identified local housing needs and employment needs or will assist the retention and enhancement of community facilities and services.**

**d.the impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and**

**e.the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT COUNCIL POLICIES FOR RURAL SETTLEMENTS

- **In exceptional circumstances limited amounts of greenfield land, that would not otherwise be released for general market housing, may be released for the development of affordable homes provided that:**
  - **There is an identified local need for such homes and no suitable alternatives exist within the locality to meet that need;**
  - **The development would solely meet the needs of a particular parish (or that parish plus its immediately adjoining parishes within Horsham District) and that the needs identified comprise housing for:**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HORSHAM DISTRICT COUNCIL POLICIES FOR RURAL SETTLEMENTS

- **Landscapes within the District will be protected from development which would result in the coalescence of settlements, and protection from inappropriate development that individually or cumulatively would result in settlement coalescence will be applied.**



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

### TARGET NUMBERS

- Legislation and NPPF requires Horsham DC to prepare a plan that shows how it can provide homes over the immediate next 5 years and then in 5 year blocks after that.
- Targets for total homes are set in local plans

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## HOUSING - PLANNING AND THE BUILT ENVIRONMENT

- Legislation and NPPF requires Horsham DC to prepare a plan that shows how it can provide homes over the immediate next 5 years and then in 5 year blocks after that.
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### **HDC - Strategic Policy - Housing Provision**

**Provision is made for the development of at least 13,000 homes and associated infrastructure in the District within the period 2011-2031, at an average of 650 homes per annum. This figure will be achieved by:**

- 1. Housing completions for the period 2011 – 2014:**
- 2. Homes that are already completed, permitted or agreed for release;**
- 3. Strategic Sites:**
  - **c500 homes West of Southwater**
  - **2,500 homes at North Horsham**
- 4. The provision of 1500 homes throughout the District in accordance with the settlement hierarchy, allocated through Neighbourhood Planning and 750 windfall sites.**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## **Category 1**

2011-14 completions

West Chiltonon contribution

- Jayswood 7
- Bracklyn/The Spires 9
- Elephant and Castle 3
- Any other one off completions

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## **Category 2**

Already completed, permitted or agreed for release

West Chiltoningon contribution

- Planning inspectorate permission – 3 homes
- Any permissions granted up to implementation of HDC plan not in the Neighbourhood Plan

Since NPC meeting on 8 September 2014 following advice Steele Close has been moved to Category 4

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## Category 4

From Neighbourhood Plans and windfall sites

West Chiltington contribution

- No target but might be as many as 30 as a proportionate guess
- Allocations based on objective assessment
  - HDC indication – Hatches 15 in years 6-10??????
  - Steele Close if planning application made??????
  - Whatever the West Chiltington Neighbourhood Plan decides about the above and any other sites??????

Since NPC meeting on 8 September 2014 following advice Steele Close has been moved from Category 2



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Horsham District Council Guidance

## **1. Director of Strategic Development**

- **Use the SHLAA as a starting point**
- **Identify your housing needs**
- **Assess the individual sites to see how they meet your needs**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Horsham District Council Guidance

## **2. Neighbourhood Planning Officer**

**We are advising Neighbourhood Planning Groups to advertise for sites and have invited developers to identify sites for consideration**

**Contact the parish clerk**

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## Where are we now?

Planning & Built Environment Working Group is conducting an objective review of all sites in the parish.

Any site suitable for development will then be assessed in relation to its ability to meet the housing need.

The Neighbourhood Plan will allocate any sites that appear to be available, viable and deliverable and meet the identified housing need

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## Where are we now?

As of today no decisions have been made.

Some SHLAA sites are obviously not going to be allocated

North Heath Adversane – a strategic site – HDC

Finches Lane – not available

Hatches is favoured by HDC but is still being assessed

Smock Alley has been rejected by HDC but is still being assessed

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Where are we now?

- So far as Neighbourhood Plan is concerned it is still in development
- Consultations we started months ago continue
- Representations made so far have been recorded and the impact on the Plan will be determined by the NPC at which time a response will be provided
- Separate objections could be made if a planning application was made



# WEST CHILTINGTON NEIGHBOURHOOD PLAN

Where are we now?

Timing is uncertain

- HDC Planning Framework goes to public examination In November
- NPC has to conduct a Sustainability Appraisal/Strategic Environmental Assessment covering the whole plan
- Plan publication and public consultation some months in the future
- Plan examination in the Spring????

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSEMENT

- Screening
- Scoping
- Assessment
- Recommendations
- Reporting
- Monitoring

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSEMENT

- Screening

This stage of the process considers whether a Sustainability Appraisal / Strategic Environmental Assessment is needed. It takes into account a number of issues such as legal considerations and the scale and nature of the proposed plan.

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSEMENT

- Scoping
  - Existing plans, policies and programmes
  - Existing baseline information
  - Identification of sustainability issues and assessment criteria
  - Identification of alternative options
  - Consultation on points 1-4

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSEMENT

- Assessment

The different plan options should be assessed to identify any significant impacts on key sustainability issues identified. This can be used to inform which option should be selected. The policies contained within the chosen plan can then also be assessed

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

## COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSEMENT

- Recommendations on mitigation of any negative features
- Reporting as a background document to Neighbourhood Plan
- Monitoring after the event to feed into future plans and sustainability appraisals

# WEST CHILTINGTON NEIGHBOURHOOD PLAN

COMBINED SUSTAINABILITY APPRAISAL AND STRATEGIC  
ENVIRONMENTAL ASSESSEMENT

EQUALTIES IMPACT ASSESSMENT

Requirement of the Equality Act 2010