

Consultation Statement

Slaugham Neighbourhood Plan



November 2018

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1. INTRODUCTION

- 1.1. This Consultation has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Slaugham Parish Council (SPC). It is in support of the preparation of the Slaugham Neighbourhood Plan (SNP).
- 1.2. This Statement contains a chronology of the stakeholder engagement that has taken place as part of the preparation of the SNP, the main issues that have emerged through this process, and how they have been addressed. It sets out how preparation of the SNP accords with the Neighbourhood Planning (General) Regulations 2012.
- 1.3. This statement sets out a summary of the legislative background (Section 2); the overarching principles and process of stakeholder engagement followed in the preparation of the SNP (Section 3); a chronology of the consultation process (Section 4); a summary of the main issues raised through the process and how these have shaped the Pre Submission SNP (Regulation 14) (Section 5); how the SNP and SA have been prepared (Section 6) and a summary of the main issues raised through the Regulation 14 consultation exercise and how these have been addressed in the Submission Version (Regulation 16) SNP (Section 7 and 8), Matters raised during Regulation 14 consultation and how these have been addressed (Section 9); and a summary is provided at Section 10.
- 1.4. This statement illustrates the level of public engagement undertaken at every stage of the process and how stakeholder consultation has been key to, and positively shaped, the SNP and its preparation.

2. LEGISLATIVE BACKGROUND

- 2.1. The requirement for a Consultation Statement to accompany the Submission Version (Regulation 16) SNP is set out in the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Regulation 15(1) states that *“Where a qualifying body submits a plan proposal to the local planning authority, it must include...”* amongst other things 15(1)(b) *“a consultation statement”*.
- 2.3. Regulation 15(2) states that a consultation statement means a document which:
 - *“(a) contains details of the people and bodies consulted about the proposed neighbourhood development plan;*
 - *(b) explains how they were consulted;*
 - *(c) summarises the main issues and concerns raised by those consulted; and*
 - *(d) describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.”*
- 2.4. This statement includes a summary of the consultation exercise as part of the preparation of the SNP, undertaken in accordance with Regulation 14 of the Neighbourhood Plan (General) Planning Regulations 2012. This states that:

“Before submitting a plan proposal to the local planning authority, a qualifying body must -

(a) *publicise, in a manner that is likely to bring to the attention of people who live, work or carry on a business in the neighbourhood area -*

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for neighbourhood development plan;

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.”

2.5. The preparation of the SNP has been undertaken in accordance with these regulatory requirements.

3. PRINCIPLES OF STAKEHOLDER ENGAGEMENT

3.1. SPC prepared and consulted on a Pre-submission Plan (Regulation 14) in February 2013 and submitted the Plan to Mid Sussex District Council (MSDC) (Regulation 16 Plan). The Submission Plan underwent further public consultation in May 2013 and was the subject of Examination. The Examiner’s Report (dated 17 January 2014) concluded that the Plan should not proceed to a Referendum.

3.2. Following a period of reflection, SPC resolved to prepare a revised Slaugham Neighbourhood Plan (SNP). A new Neighbourhood Plan Steering Group (NPSG) was formed in August 2014; and work commenced on a revised SNP.

3.3. It was resolved that preparation of the SNP would be undertaken in a transparent and inclusive manner. It was recognised that key to a successful SNP would be the support of local residents and other stakeholders. Intrinsic to securing such support would be to ensure engagement with these stakeholders throughout the plan preparation process.

3.4. It was therefore agreed that meetings of the NPSG would be primarily undertaken in public, with the subsequent publication of minutes on the SPC website.

3.5. Separate dedicated meetings and discussions have also taken place with representatives of the NPSG, with key statutory stakeholders, such as MSDC, local residents and the Handcross Action Group (HAG).

3.6. Throughout the plan preparation process, the NPSG have sought to ensure that local residents, their representatives, local businesses, interest groups and wider interested parties including statutory and regulatory bodies have been actively consulted and their views sought.

- 3.7. In addition to the regular NPSG meetings, the SNP preparation process has held a public exhibition relating to potential development sites on Friday 07 April 2017 and Saturday 08 April 2017. In support of this event, stakeholder engagement was sought through a variety of mediums, to ensure both the widest coverage possible and maximum prospect of engagement. It has included the distribution of leaflets to highlight the event with feedback sought either verbally or in writing.
- 3.8. Where leaflets and information have been distributed to households in the Parish, this has namely been done by hand. Adverts have also been placed in the Parish Magazine, the Mid Sussex Times and online on the SPC website. Banners have also been displayed in the Parish to advertise key events.
- 3.9. Agendas, key reports and updates have been regularly provided on-line on the SPC website: and publicised online and locally.
- 3.10. The overarching principles of the stakeholder engagement process has been to engage in a manner that is extensive, effective, inclusive, fair, transparent and proportionate.

4. CHRONOLOGY OF CONSULTATION PROCESS

- 4.1. This section provides a chronological overview of the consultation stages undertaken as part of the production of the SNP.
- 4.2. SPC resolved to prepare a Neighbourhood Plan in 2012. MSDC subsequently approved the designation of the Neighbourhood Plan Area on 09 July 2012.
- 4.3. SPC prepared and consulted on a Pre-submission Plan (Regulation 14) in February 2013. The Plan was subsequently submitted to MSDC. The Submission Plan underwent further public consultation (Regulation 16 Plan). in May 2013 and was the subject of Examination. The Examiner's Report (dated 17 January 2014) concluded that the Plan should not proceed to a Referendum.
- 4.4. Following a period of reflection, the SPC resolved to prepare a revised Neighbourhood Plan. A new NPSG was formed in August 2014 with a new Chairman , and revised terms of reference. To ensure the NPSG was representative of the Parish population it comprised 6 members from Handcross, 4 from Pease Pottage and 2 each from Warninglid and Slaugham.

Public Exhibition: September And November 2014

- 4.5. Public exhibitions were initially held in September and November 2014.
- 4.6. The purpose of the Exhibitions was to raise awareness of SPC's intent to prepare a revised SNP and also to let residents know of an option brought forward by the Hyde Estate to increase the size of recreation land by using land at Warren Cottage Field in Handcross.
- 4.7. The Exhibitions were held at The Pavillion, Handcross, on 29 September 2014 and 3 November 2014. at 7:30pm.
- 4.8. Both dates were attended by SPC Councillors to gain an understanding of the comments made.

Revised Vision And Strategic Objectives

- 4.9. The NPSG met on a regular basis between August 2014 and February 2015 to discuss and progress plan preparation.
- 4.10. It was agreed a revised Vision and set of Strategic Objectives would be prepared to support the SNP.

Call For Sites: September 2015

- 4.11. The NPSG undertook a “Call for Sites” in 27 August 2015 which closed on 24 September 2015. In response to this, one additional site , previously unknown from other site sources was identified.
- 4.12. Notwithstanding the Call for Site closing date of 24 September 2015, the NPSG continued to accept and consider new/additional sites throughout the Plan making process.
- 4.13. A copy of the “Call for Sites” advert is attached at Appendix1.

DOWSETTMAYHEW Appointed: February 2016

- 4.14. SPC resolved to appoint planning consultants to assist with the technical planning aspects of the preparation of the SNP.
- 4.15. DOWSETTMAYHEW Planning Partnership were subsequently appointed in February 2016.

Public Consultation: Scoping Report: July 2016

- 4.16. The NPSG prepared a draft Scoping Report during September 2014 - January 2015. The requisite consultation was undertaken in February 2015.
- 4.17. Upon appointment, DOWSETTMAYHEW undertook a review of the evidence base. A meeting was held with MSDC to discuss the revised approach to the SNP. Advice received from MSDC recommended the sustainability objectives were redrafted to align with the sustainability framework of the emerging Mid Sussex District Plan.
- 4.18. The Scoping report was therefore amended and was the subject of consultation with the statutory consultees in July 2016. Feedback was received in accordance with the regulatory timetable.
- 4.19. A copy of the Scoping Report is attached at Appendix 2.

Housing Needs Considerations Report: December 2016

- 4.20. A Housing Needs Consideration Assessment was undertaken in December 2016. This applied a range of methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics.
- 4.21. The Assessment presented a range of housing figures to be provided over the Plan period. The NPSG subsequently discussed the results of the Assessment and at a meeting on the 16 May 2017 resolved the housing need of the Parish.
- 4.22. A copy of the Housing Needs Considerations Report and the minutes of the 16 May 2017 are attached at Appendix 3.

Parish Housing Land Availability Assessment: December 2016/September 2017

- 4.23. A Parish Housing Land Availability Assessment (PHLAA) was undertaken in December 2016. This comprised a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish.
- 4.24. The PHLAA was subsequently updated to take account of further work undertaken by MSDC in support of the emerging District Plan. As part of the examination of the emerging District Plan, MSDC published updated records of completions and commitments for each Parish in the District. An updated PHLAA was therefore prepared and published in September 2017 to include the updated information.
- 4.25. Additional sites received in response to the Pre-submission consultation were also assessed following the close of the consultation. These are presented as an addendum to the PHLAA
- 4.26. A copy of the updated PHLAA and Addendum are attached at Appendix 4.

Meeting With MSDC, January 2017

- 4.27. A meeting was held with MSDC in January 2017 to discuss the implications of the Examination Hearings of the emerging District Plan on the preparation of the SNP.
- 4.28. The meeting also provided an opportunity to discuss the Housing Needs Consideration Report. As part of these discussions, it was agreed that the strategic allocation of 600, at Pease Pottage, forms part of the overall housing number that the Parish have delivered since the start of the Neighbourhood Plan period i.e. 1 April 2014.
- 4.29. Comments were also sought from the District on the PHLAA and SPC's intention to exhibit their preferred sites in the near future. In response MSDC confirmed the PHLAA provides "a good analysis of the sites available within the Parish".
- 4.30. A copy of correspondence is attached at Appendix 5.

Public Exhibition April 2017

- 4.31. In April 2017 a further public consultation event took place in the Parish to enable local stakeholders to "Have Your Say on Selection of Housing Sites."
- 4.32. The event was widely publicised locally. Flyers were hand delivered to all residents. The Event was advertised in the local newspaper (Mid Sussex Times) and the community column of the papers also advertised the Event. Banners were displayed in all 4 villages. Posters were placed in the notice boards. The event was also promoted online.
- 4.33. The events were held in The Sports Pavilion in Handcross on Friday 07 April 2017 between 6pm-9pm and Saturday 08 April 2017 between 10am-2pm.
- 4.34. All sites received were displayed at the Exhibition. Exhibition material comprised: a summary of the PHLAA assessment which set out: site location plan; site name; address; site constraints; and SPC's view on whether the site was considered appropriate for housing.
- 4.42. Attendees were asked to identify the site order for preference housing development

4.43. A copy of the Exhibition material is attached at Appendix 6.

5. MAIN ISSUES ARISING THROUGH STAKEHOLDER ENGAGEMENT PRIOR TO PRE SUBMISSION CONSULTATION (REGULATION 14)

5.1. As detailed in Section 4, preparation of the SNP, has been undertaken in conjunction with extensive stakeholder engagement.

5.2. This has helped inform the key issues addressed in the SNP and the policies that flow from the Vision and Objectives.

5.3. The main issues that arose during the stakeholder engagement exercise in the lead up to the preparation of the Pre-submission SNP and its subsequent statutory consultation can be summarised as;

- To preserve, protect and enhance the countryside of the Parish, including the High Weald AONB;
- To retain the distinctiveness of the four villages and maintain the gaps between these areas;
- To prevent coalescence between Pease Pottage and neighbouring Crawley;
- To support new and existing business activity in the Parish; and
- To reduce the impact of the road congestion and pollution, and to improve sustainable transport within the Parish.

5.4. How these issues have been addressed within the Pre Submission SNP is set out below.

Preserve, Protect And Enhance The Countryside Of The Parish, Including The High Weald AONB

5.5. Given the majority of the Parish is within the High Weald AONB, the Parish's rural character and high quality landscape was identified as an important asset which local residents wished to preserve and protect through the SNP. Public feedback also highlighted the desire to protect the landscape from development which has an unacceptable impact.

5.6. This feedback was taken into account when drafting the Vision and Strategic Objectives. The SNP Vision sets out the aspiration that "*The Parish will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty (AONB), a pleasant and attractive area to live in and to visit.*"

5.7. The Strategic Objective seeks: To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.

5.8. Flowing from the Vision and Strategic Objective, the SNP includes Policy 1: Protecting the Area of Outstanding Natural Beauty.

To Retain The Distinctiveness Of The Four Villages And Maintain The Gaps Between These Areas

- 5.9. The Parish's four main settlements have their own unique and separate identity. There is a desire locally to retain these rural settlements and the sense of leaving one place before arriving at another. Public feedback also highlighted a desire to protect the undeveloped nature of the landscape between the settlements and support the retention of their separate identities.
- 5.10. This feedback was taken into account when drafting the Vision and Strategic Objectives. The SNP Vision sets out the aspiration that *“Handcross will remain the main service centre of the Parish, providing local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new community centre. Warninglid and Slaugham will retain their distinctive identities as small rural villages”*.
- 5.11. The SNP includes a Strategic Objective which seeks: To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built up areas.
- 5.12. Flowing from this Strategic Objective, the SNP includes Aim 2: Preserving Settlement Identity.

Preventing Coalescence: Pease Pottage

- 5.13. MSDC planning policy has previously identified a Strategic Gap between Crawley and Pease Pottage as an area to be safeguarded. The objective of the Strategic Gap was to prevent coalescence and retain the separate identity and amenity of settlements. This level of protection was valued locally and public feedback highlighted that the area to the north of Pease Pottage is considered an important area to be generally kept free from development in the long term.
- 5.14. This feedback was taken into account when drafting the Strategic Objectives. The SNP includes a Strategic Objective which seeks: To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.
- 5.15. Flowing from this Strategic Objective, the SNP includes Aim 1: Preventing Coalescence: Pease Pottage.

To Support Existing And New Business Activity In The Parish

- 5.16. Given the significant number of businesses scattered throughout the Parish which collectively provide important sources of local employment, public feedback highlighted a desire to protect the local business economy and resist the loss of local businesses. Public feedback also highlighted a desire to support economic growth in the Parish in order to create jobs and sustain the local economy.
- 5.17. Consultation highlighted a local desire to support existing businesses on Handcross High Street which provide local services. Local support to encourage local stakeholders to co-ordinate retail operations and to jointly market the village centre to boost the local business economy was also highlighted as an important local issue as part of the preparation of the SNP.
- 5.18. This feedback was taken into account when drafting the Strategic Objectives. The SNP includes a Strategic Objective which seeks:

- To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.
- To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.
- To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/retail use”

5.19. Flowing from this Strategic Objective, the SNP includes Policy 14: Protection of Local Employment Land; Policy 15: Economic Development; Policy 16: Protection of Handcross High Street; and Aim 5: Handcross Village.

To Substantially Reduce Impact Of The Road Congestion And Pollution, And To Improve Sustainable Transport Within The Parish

5.20. Local residents have consistently highlighted a desire to improve traffic management and sustainable transport options in the Parish

5.21. Public consultation events have highlighted local concerns at excessive speed limits across the Parish, in particular in and around Pease Pottage, London Road, Horsham Road and Cuckfield Road.

5.22. Feedback has also highlighted concerns with a perceived lack of parking in the village, due to the high visitor numbers to Nymans.

5.23. Public feedback has also highlighted concerns with the volume of traffic which passes through Handcross. In light of this, there is also a local desire to support proposals which offer improvements to the pedestrian environment.

5.24. This feedback was taken into account when drafting the Strategic Objectives. The SNP includes a Strategic Objective which seeks: To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish”

5.25. Flowing from this Strategic Objective, the SNP includes Aim 6: Quiet Lanes and Public Rights of Way; Aim 7: Handcross Parking Improvements to the Pedestrian Environment; Aim 8: Traffic Management and Access; and Aim 9: Parking.

6. PREPARING THE PRE SUBMISSION PLAN AND SUSTAINABILITY APPRAISAL

- 6.1. The SNP was prepared mindful of the issues raised as part of the public consultation exercises.
- 6.2. A draft SNP and the Sustainability Appraisal (SA) was provided to MSDC for informal review in July 2017 prior to public consultation. Comments were received in August 2017 and the SNP and SA were subsequently updated. A summary of feedback from the District Council, is set out at Appendix 7
- 6.3. The Pre-submission SNP (Regulation 14) and accompanying SA were formally published for consultation between 13 November 2017 and 22 January 2018
- 6.4. Publicity of the consultation exercise, the location of where and when paper copies of the documents could be inspected, how to make representations and the closing date of the consultation comprised were published using a “LDF Alert”, sent out on behalf of SPC by MSDC.
- 6.5. The LDF Alert was sent to all consultation bodies referred to in paragraph 1 of Schedule 1.
- 6.6. All stakeholders who had previously been involved in the engagement process and who had provided an email address and asked to be kept updated on progress were sent an email notification of the consultation.
- 6.7. In addition, a flyer was individually hand delivered to residents in the Parish to inform them of the Regulation 14 Pre-submission consultation. Furthermore it was advertised in the Parish newsletter, in the Mid Sussex Times, on noticeboards throughout the Parish, on banners and online.
- 6.8. The SNP (and SA) was published in accordance with with Regulation 14(a), (b) and (c) of the Neighbourhood Planning (General) Regulations 2012.
- 6.9. A copy of Regulation 14 Pre-submission notification information is attached at Appendix 8.

7. MAIN ISSUES ARISING THROUGH CONSULTATION ON THE PRE SUBMISSION NEIGHBOURHOOD PLAN (REGULATION 14)

- 7.1. Section 5 detailed the main issues arising prior to consultation on the Pre Submission SNP, and how they were addressed.
- 7.2. This section comprises a summary of the main issues that arose as a result of the consultation of the Pre Submission SNP (Regulation 14). It also details how these issues have been addressed within the Submission Version SNP (Regulation 16).
- 7.3. Set out below is a summary of the stakeholder feedback. This is identified between statutory/ public bodies and those of local residents and their representatives.
- 7.4. This is then followed by a summary of how these comments have been addressed within the Submission Version SNP (Regulation 16), including by reference to individual Policies, Aims and Chapters.

7.5. Circa 63 consultation responses were received from stakeholders.

- 9 responses were from statutory consultees/public bodies;
- 43 responses were received from members of the general public or their representative;
- 11 responses were received from developers/site promoters or their representative.

7.6. Table 1 summarises these responses.

Table 1

Statutory / Local Government Consultees	
Ref No.	Summary of Comments Made
44	<p>Environment Agency provided a "Checklist for Neighbourhood Plans covering Mid Sussex." This includes general information regarding flood risk advising NP to have regard to National Planning Policy Framework.</p> <p>Water Management - Mid Sussex District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.</p> <p>CIL - Recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.</p>
45	<p>High Weald AONB Unit supports the information about the High Weald AONB.</p> <p>Supports Policy 1: Protecting the AONB and supporting text.</p> <p>Concerns re Policy 11 and Policy 12. Understood allocations are not necessary in order to meet housing needs due to the high numbers of existing planning permissions and the strategic allocation at Pease Pottage. Questionable as to whether these proposed allocations meet the tests in NPPF paragraphs 115 and 116. If Slaugham Parish Council wishes to retain these allocations then it is recommended that further justification be included within or alongside the submission plan to demonstrate how these proposals meet the tests of paragraphs 115 and 116.</p> <p>Draws attention to High Weald AONB research work in 2009 re the urgent need for affordable housing tailored to meet the need of rural workers. If these recommendations are accepted, then the allocations in Policies 11 and 12 should be amended such that they can only be implemented as 100% affordable housing to meet local needs delivered by a Community Land Trust.</p>
46	<p>Highways England notes the proposed allocations are remote from the M23 Junction 11 junction at Pease Pottage, within the broader operation, and so they are unlikely to have a significant impact on the Strategic Road Network (SRN). As such, they do not have any objection at present to the Slaugham Neighbourhood Plan - Regulation 14 Consultation with regard to the safe and efficient operation of the SRN.</p> <p>Representation highlights that further sites with a higher number of dwellings are likely to have an impact on the M23 Junction 11 junction at Pease Pottage as modelling shows that at the end of the Local Plan in 2031 with highway mitigation in place, there is no spare capacity in the junction to accommodate any more traffic.</p>
47	<p>Gatwick Airport Ltd ask that any future development complies with aerodrome safeguarding requirements as detailed in ODPM/DfT Circular 01/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes Technical Sites and Military Explosives Storage Areas) Direction 2002.</p> <p>Advises Gatwick Airport Ltd are happy to work with the PC, MSDC and developers at an early stage of development to advise on aerodrome safeguarding.</p>
48	<p>MSDC representation commends the work which has gone into the preparation of the NP and recognises the benefit that having a made Neighbourhood Plan will bring to the Parish.</p> <p>MSDC note the Parish Council have resolved to make housing allocations for further, modest housing growth in the Parish over the Plan period. This approach is welcomed and supported by MSDC for two reasons: The District Plan's housing numbers are a minima and therefore exceeding those is regarded as positive planning; and the intention of the Parish to allocate 65 units at St. Martins Close will make a valuable contribution to meeting local housing need, in a relatively sustainable location.</p> <p>MSDC note the sites lies within the High Weald AONB and therefore encourages the Parish Council to work with the High Weald Management Board to ensure the proposed schemes conserve the landscape and scenic beauty of the AONB.</p> <p>Policy 4, MSDC confirmed MSDC will review built up area boundaries as part of the District Site Allocation DPD work. MSDC confirmed BUAB will be amended to include allocations.</p> <p>Policy 14: MSC support policy approach to seek to protect allocated and existing employment land and premises.</p>

Table 1

<p>49</p>	<p>Neighbourhood Plan comments: Natural England, welcome Strategic Objective 1. NE object to policies 11 and 12.</p> <p>Sustainability Appraisal comments: NE agree Policy 11 and 12 are incompatible with Objective 1 and that those policies will also have a negative impact on that objective and that housing will also impact on Policy 1.</p> <p>NE do not agree with the decision to exclude the allocation of 600 dwellings on land to the east of Pease Pottage with regard to assessment of site options (section 5.5).</p> <p>NE agree with MSDC that due to the over-provision at Pease Pottage, the Parish will not be expected to contribute further towards the District residual figure.</p> <p>Object to the further allocation of housing and to the lack of information provided to demonstrate the validity of the allocations.</p>
<p>50</p>	<p>Southern Water have undertaken a preliminary assessment of their infrastructure. The Assessment reveals Southern Water underground infrastructure crosses the proposed sites, which needs to be taken into account when designing any proposed development.</p> <p>SW advise there is an existing pumping station within the site which will need to be taken into account when designing the proposed development.</p> <p>SW recommend the following additional site requirements are included in Policy 11:</p> <p><i>6. Ensure layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</i> <i>7. Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration.</i></p> <p>SW advise it is important to have policy provision in the NP which seeks to ensure that the necessary infrastructure is in place to meet requirements. SW note there are no policies to support the provision of new or improved infrastructure.</p> <p>SW advise, although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system. To ensure consistency with the NPPF and facilitate sustainable development, SW propose an additional policy to read:</p> <p><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</i></p>
<p>51</p>	<p>In considering the NP, the size and location of proposed site allocation have been taken into account by WSCC when considering if further transport evidence is required.</p> <p>WSCC consider the overall level of development proposed in the NP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. This indicates there will be no severe impacts on the transport network that cannot be mitigated to a satisfactory level.</p> <p>WSCC considers this provides sufficient evidence to justify the overall level of development proposed in the NP. WSCC have confirmed it is not necessary to produce further transport evidence to support the allocation. WSCC have no overriding concerns regarding the transport impacts of the NP. WSCC confirms site specific matters will be tested and refined through the DM process.</p> <p>Education: Strategic Objective 6. Suggested amendment to include reference to access and secondary ages pupils. Objectives updated to read: <i>Support the provision of, and access to, high quality education facilities throughout the Parish for pre-school, primary and secondary ages pupils.</i></p> <p>Public Rights of Way: WSCC support the value PROW is given in the vision and strategic objectives. As well as the enhancements of pedestrian and cycling facilities in Aim 3. It is suggested the importance of PROW is added to Policy 6, which add to the enhancement and creation of new PROW.</p> <p>Aim 5: WSCC encourage the broadening of the PC ambitions to create new PRoW and upgrade existing PRoWs. WSCC recommend consideration is given to:</p> <ul style="list-style-type: none"> • new bridle way south of St. Martins Close • a new bridleway connecting Slaugham and Warninglid which could in part use an up-graded existing public footpath • new bridleway linking routes between bridleway 16S with 19S or 23S, also 16s with 17S and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane. • new off road footpaths • opportunities to connect to/from PRoW provided through strategic allocation at Pease Pottage.

Table 1

52	<p>Woodland Trust (WT) confirm they are pleased the Vision, objectives and policies acknowledge the AONB and its importance.</p> <p>The importance of the protection of trees is also highlighted.</p> <p>WT recommend Strategic objective 1 is updated to read: To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerows, ancient woodland and trees in the Parish.</p> <p>Recommends the Plan should also seek to support conserving and enhancing woodland and trees.</p> <p>Recommends Chapter 4 is updated to include reference to trees, and be updated to read: Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional.</p> <p>Policy 8; Recommends to what extent there is considered to be enough accessible space in Slaugham should also be taken into account.</p>
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Table 1

Stakeholders - Policy 11: St. Martins Close (east) and Policy 12: St. Martins Close (west) & Housing	
Ref No.	Summary of Comments Made
1	<p>Agree additional housing is needed.</p> <p>Object to the number of Houses proposed (65) for the area. It is excessive and should be reduced.</p> <p>Object to the increased traffic that will occur in both the Covert Mead and West Park road.</p> <p>Covert Mead already has parking congestion with at least two cars (or more) per household.</p> <p>Additional houses will put increased pressure on facilities.</p>
2,3,15, 17,18, 22, 23, 27, 31, 37, 38, 43	<p>No need for additional housing.</p> <p>Neighbourhood Plan goes above MSDC housing requirements.</p> <p>Recent planning permissions at Pease Pottage provide sufficient housing to cover the plan period.</p> <p>Object to Policy 11 and Policy 12 due to concerns regarding: traffic impact; distance to services and facilities in Handcross; and impact on infrastructure.</p>
4	<p>Strongly object to 75 houses.</p> <p>Road safety will be severely compromised due to increased traffic. Particular concern over narrow pavements and very fast moving traffic during peak times.</p> <p>Concerns regarding local facilities and services not being able to support the new residents.</p> <p>Concerns regarding limited parking on West Park Road.</p> <p>Concern over loss of fields, views and outside playing space for children.</p>
5	<p>Object to Policy 11 and Policy 12.</p> <p>Concerns over additional traffic to West Park Road and St. Martins Close, specifically in terms of road safety.</p> <p>Housing quota has already been met.</p> <p>Additional housing not needed in an area where infrastructure and services are already under pressure.</p>
6	<p>Object to 75 houses at St. Martins Close.</p> <p>Do not believe site is appropriate or big enough for 75 houses.</p> <p>Housing quota has already been met. Why build more? Concerns proposed development will put more strain on facilities and increase traffic.</p> <p>Already parking issues on West Park Road which will be exacerbated by a further 75 homes.</p>
7, 33, 40	<p>Support the Slaugham Neighbourhood Plan to meet MSDC's request for more housing but does not agree with current form. Object to Plan as:</p> <ul style="list-style-type: none"> - The SNHP as currently drafted provides 331 housing units i.e. 120 units more than requested. This is not including the additional 600 on land at Pease Pottage. - When the scoring of the suitability of prospective sites in late 2016, St. Martins Close sites were excluded from those to be recommended for inclusion in the SNHP due to distance from local amenities/services. - Current infrastructure is inadequate for an additional 931 units.
8	<p>Object to Policy 11 and 12:</p> <p>Increased cars and other vehicles would make West Park Road, Frazer Walk and St Martin Close more dangerous to children and domestic animals.</p> <p>Quota of houses has already been met.</p> <p>If plans go ahead there will be a huge loss of environment and local countryside and wildlife.</p> <p>Plans will put more pressure on Handcross doctors Surgery and Handcross Primary school.</p> <p>Questions that the site should have been ruled as local amenities are a distance away at the top end of the village.</p>
9	<p>Object to Policy 11 and 12:</p> <p>Insufficient infrastructure or room for this number of houses on this site.</p> <p>The quote of houses has already been met. No need for any more.</p> <p>Additional traffic in West Park Road, Frazer Walk and St. Martin Close.</p> <p>Danger to children and elderly from more cars and other vehicles.</p> <p>Loss of environment and countryside.</p> <p>Local services are already overstretched- medical and school facilities.</p> <p>The Parish Council has elected to build above the quota requirement of Mid Sussex District Council.</p>
10	<p>There have been lots of new house builds in Handcross in such a short space of time.</p> <p>Traffic has doubled and trying to get on the Horsham Road is scary.</p> <p>Concerns over more housing: further increasing the traffic; adversely impacting wildlife and the beauty of the local environment.</p>
11	<p>Far too much development going on in Handcross, which is a village, and should remain as such.</p> <p>The housing quota has already been exceed. Do not see the need for another 75 houses.</p> <p>Concerns over social housing having a negative impact on the local residents- such as an increase in police calls.</p> <p>The village is unable to provide suitable infrastructure to facilitate another major development of this scale.</p> <p>The development will create major safety issues for road users and traffic implications.</p> <p>Already insufficient parking in West Park Road.</p>
13	<p>Concerns about proposals to build 65 houses. Urge Council to abandon proposal.</p> <p>The quota for housing in Handcross has already been met.</p> <p>This is a green belt area that needs protection from urban sprawl.</p> <p>Concerns regarding increase in traffic.</p>

Table 1

14	<p>Thanked Members for the meeting on 04 January 2018. Support the need for Slaugham Neighbourhood Plan Strongly object to Policy 12 and Policy 12. Completions and commitments indicate housing need will be met without further allocations. MSDC confirmed due to the housing development at Pease Pottage of 600 homes they would not be seeking any additional units within the SNHP. The St Martins Close development would cause severe infrastructure problems to the surrounding area. Number of housing units in the parish will increase 75%, fundamentally changing the rural quality and nature of the Parish. Urge the Parish Council to remove the allocation. Given the local concerns, it is considered there is a risk the Plan will be turned down at Referendum</p>
20	<p>Thanks to everyone involved in the preparation of the Plan. Query relating to the need for Slaugham to provide additional housing as the area doesn't need to contribute to providing any more houses. With respect to the housing chapter, paragraph 6.8, 6.9 and 6.11 conflict with each other. Unsure of the meaning of windfall development. Understand logic behind the proposed housing at St. Martins Close however have concern over increased traffic.</p>
24	<p>Object to housing on St. Martins Close.</p>
25	<p>Object to Policy 11 and 12: Additional traffic in West Park Road, Frazer Walk and St Martin Close. Cars are already having to park on grass verges and pavements. Quota for new houses has already been met, no need for anymore. Facilities inadequate to sustain another 65 families.</p>
26	<p>Object to housing proposals. Handcross is a village and should stay a village. Increase in housing is not needed and will increase traffic. Development is far away from amenities.</p>
28	<p>Concerns regarding St Martins Close. Handcross has fulfilled their housing quota, therefore the St Martins Close development is not necessary.</p>
29	<p>Concerns regarding development of St. Martins Close. Highways and traffic impact concerns. Suggest the land and area would be better used to provide community recreational facilities. Young children in the area only have the road to play on. There's no cycle path or track for young children to use. This land is also home to many different wildlife, including British Buzzards.</p>
34	<p>Objects to new housing plan for Handcross village.</p>
35	<p>Objects to 65 house in St Martin's Close.</p>
36	<p>Concerns regarding traffic and provision of parking for 70+ house. Already a parking problem in West Park Road and St Martin's close that renders the access effectively to a single track road. Concerns re turning into Horsham Road at rush hour and parking facilities in the village. Recommends better public transport could help.</p>
39	<p>Strongly object to the proposal to build 65 new houses due to concerns on additional traffic. St Martins Close is an AONB. Site is a long way for families to walk to local facilities and services. Suggest a maximum of 20 low cost house are built with perhaps 10 bungalows for the elderly. Greater car parking facilities needed to take the burden off the busy high street.</p>
42	<p>Object to Policy 11 and Policy 12. West Park road already has a parking issue. Traffic concerns Village is not required to provide any additional housing. Local services will struggle - doctors and school. Loss of environment and countryside. Potential loss of value to property due to major parking issues.</p>

Table 1

Stakeholders - General	
Ref No.	Comment
10	I've seen so many new house builds in Handcross in such a short space of time. Traffic has doubled and trying to get on the Horsham Road is scary. Concerns for young families with children trying to get them to school.
11	Disgusted that we are being "sold out" by our Parish Council. Far too much development going on in Handcross, we are a village, and should remain as such. Concerns village is unable to provide suitable infrastructure for another development of this scale. Concerns re road safety, increased traffic and parking.
12	Concern over extra traffic caused by the recent application for 600 dwellings, a school and retail space. Recommends traffic lights on all junctions of the roundabout.
16	Concerns regarding transport/community infrastructure/facilities to support the strategic allocation at Pease Pottage.
20	Aim 7 traffic management - Concerns regarding increase in traffic.
21	Huge concern with regard to impact on traffic from already agreed development and future developments.
30	Concerns re the contents of the draft NP and the traffic grid lock that is already evident through Pease Pottage. Entrance into and from the Moto Services should be directly on and off the motorway not via Brighton Road Pease Pottage (B2114). Motor Services should not be compared to the services and facilities provided by local shops. A chemist and bakers would be particularly useful. Throughout the NHP there is mention of "could be" drainage improvement but this should read 'should be' drainage improvement. The infrastructure of Pease Pottage (electrics, water, drainage, schools, doctors) does not support the proposed increases in developments.
32	Queries the extent of land off Finches Field which is being referred to as a potential development site. Request further clarification on the location and size of developer near the Composting station.
36	Representation sets out there is a need for more parking in the village and no parking areas have been identified in the plan. Better public transport could possibly help with the situation. The service to Handcross is poor especially at work times. The culture change from car use to public transport would be an uneasy transition anyway so even if this was improved the parking and traffic problems would persist.
39	What Handcross desperately needs is greater car parking facilities to take the burden off the busy high street. This would also help the local shops to thrive.

Table 1

41	<p>The current draft SNP does not mention lack of a built-up area boundary for Slaugham. Recommend a specific mention of Slaugham's lack of a built-up boundary, and it's implications, be included.</p> <p>In para 4.17 the assets listed seem oddly chosen. Why is the Handcross Recreation Ground not mentioned? Similarly, if Nymans Gardens are mentioned, should High Beeches also? Slaugham Pond is mentioned, but I don't know if this is intended to mean the Mill Pond or the Furnace Pond?</p> <p>Policy 7 in paragraph 4.23 The policy wording seems almost to encourage development in conservation areas. I am surprised that The Street (Park Road) Slaugham is not included in this list.</p> <p>Para 2.15 and 5.6 the reference should be to village halls, not hall, as the hall in Warninglid (and future one in Pease Pottage) are also valued as well as the one in Handcross.</p> <p>Para 5.25, Aim 3, could horse-riders be included with pedestrians and cyclists (as they are in Aim 5), as there are a lot of horse-riders on the roads of the Parish.</p> <p>In the previous SNP, a footpath between Warninglid village and the primary school was proposed; could this be included as an Aim of the current SNP?</p> <p>There does not seem to be any specific mention in the SNP of the future of the Parish Hall in Handcross.</p> <p>Would it be possible for the SNP to encourage local groups to produce such local historic lists and plans in the future. Could this be an Aim of the SNP?</p> <p>I don't think the SSSI is actually within the Parish as objective 2 (para 4.3) suggests.</p>
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Table 1

Developers/Site Promoters	
Ref No.	Comment
53	<p>Representation on behalf of Warren Cottage Fields, Handcross.</p> <p>HLM support the general approach. However have some reservations regarding the sustainability and deliverability of the proposed sites at St Martin's Close East and West and are disappointed that the NP does not address the long-term sustainability and suitability of the existing village hall.</p> <p>We also wish to question the approach taken to testing the two proposed allocations as well as whether the issues raised in the previously examined Slaugham NP have been successfully dealt with.</p> <p>We support that further allocations should be made in the pre-submission NP as the Pease Pottage allocation is not proposed to meet local need, and as such will not serve the needs of the local Parish in its entirety.</p> <p>Policies 11 and 12: St Martin's Close (E & W) Concerned that the allocations at St Martin's Close (E & W) are more detached from the village compared to alternatives, including Warren Cottage Fields. Draw attention to the errors made in the conclusions regarding alternative sites within the evidence base which wrongly leads to the conclusion that the St Martin's Close sites are the most suitable for allocation within the Plan. Alternatives sites like the one at Warren Cottage Fields would be shown to have higher sustainability credentials and less highway and landscape impact.</p> <p>Have undertaken an initial landscape assessment of our site which found that our sites wooded and residential boundaries mean that it is not visible from the wider area, and that it is separated from the wider AONB by mature woodland and the A23. This contrasts with the proposed allocations at St Martin's Close (E & W).</p> <p>Concerns over the potentially greater impact of developing both the access and the site on the wider AONB, and on Coos Lane itself.</p> <p>Concerns regarding road capacity.</p> <p>Pre-Submission NP SA and Housing Site Assessments (2017) document (published one month apart) contain the same objectives but have drawn different conclusions about the performance of sites against those objectives.</p> <p>The SA tests different housing delivery options. It does not test any other specific sites and so does not make a full assessment of any comparable sites against all of the policies, objectives and aims of the Pre-submission NP.</p> <p>Site has been identified in the PHLAA but not tested in the wider evidence base including the SA. Instead the SA jumps straight to the preferred option, so it is not assessing comparative impacts. Appears to have made sweeping assumptions, with no technical evidence base to support it, against matters such as access and landscape. It also appears to have prioritised ownership and control over sustainability.</p> <p>Wider benefits and opportunities presented by other sites have not properly been explored as part of the evidence base. The plan makes no consideration towards the provision of community facilities, and in particular the village hall, which was a recognised issue by the Examiner for the previous NP.</p> <p>Current Pre-submission NP has lost previous community facilities. Instead there is very little discussion or evidence about the approach to future infrastructure provision for each of the settlements in the Parish.</p> <p>The plan does not explore how sites, particularly alternatives sites, can unlock the potential to provide new community facilities.</p> <p>There is no monitoring mechanism within the plan to allow for alternative sites to come forward in a manage way.</p> <p>Although the Plan indicates that reserve site (St Martin's Close West) is proposed, it is unclear how it is triggered.</p>
54	<p>Batcheller Monkhouse request that the allocation strategy is reconsidered to include their clients land at Coos Lane to assist significantly in meeting the local housing requirements. In regards to the site representations confirm:</p> <ul style="list-style-type: none"> - There are no barriers to delivery in relation to site ownership. - It is sited in a better location in terms of access to services and facilities than the St Martins sites. - It is not restricted by any known archaeological issues, it is well screened by trees along its southern, eastern and western boundary. - The site has been found suitable for development in the former SHLAA, which stated the site could accommodate circa 6 units.
55	<p>Representations confirm the site has been submitted in response to MSDC's Call for Sites. Representation confirm the site is available for development. Access is confirmed from the East through the adjoining Redrow development and from the south through the adjoining Denton Homes development.</p> <p>Representation suggest the removal of the requirement for the Strategic Gap to the north of Pease Pottage. Support the objective of the Gap however consider that the strategic purpose is fulfilled through the Crawley District Council land to the north which is occupied by the Scouts and the Little Trees Cemetery. Representation notes the number of planning permissions granted on land within the Gap. A natural gap is highlighted which lies to the north created by the scouts and the Little Trees Cemetery and the A264. Requests the removal of the Strategic Gap.</p>
56	<p>DMH Stallard generally support the Plan and the allocation of St Martins Close for housing. Consider specific detail of policy 12 is unnecessarily restrictive.</p> <p>Support the Plans intention to plan positively and boost housing supply.</p> <p>Consider that the St Martins (west) site should be allocated as a development site rather than a reserve site, with no restriction on the time frame for development proposal to come forward.</p> <p>In addition consider that the allocation should not be restricted to only having access via St Martins Close. An access to the site from Coos Lanes would allow the provision of dwellings without the impact on traffic movements though the existing close. Outlines creation of a new access from Coos Lane would allow the site at St. Martins Close west to developed independently.</p>
57	<p>Policy 2: Protection of the Landscape, outlines opinions on landscape are highly subjective. The reference to exceptional circumstances is not the correct test to be applied. Does not apply to areas of open countryside.</p> <p>Policy 3: Preventing Coalescence: Pease Pottage Gap. It is not the role of the Neighbourhood Plan to implement a strategic policy which could preclude the delivery of sustainable development proposals. We question the justification behind the proposed behind the proposed gap. If the policy is to be retained then the wording should instead be altered to allow for a balancing exercise to be undertaken which assesses any harm to the visual and functional separation of settlements against the benefits of the proposal.</p> <p>Policy 4: Development outside of BUAB. Opposed to the use of defining built up area boundary (BUAB) if these would preclude the delivery of otherwise sustainable development from coming forward. Gladman believe this policy should therefore be amended which promotes a criteria based approach consistent with the requirements of national policy. The following wording is put forward for consideration:</p> <p>The Slaugham Neighbourhood Plan take a positive approach to development proposals which lead to the delivery of sustainable development. Applications that accord with the policies in the Development Plan and the SNP will be supported particularly where they:</p> <ul style="list-style-type: none"> - provide new homes including market and affordable housing; or - opportunities for new business facilities through new or expanded premises; or - infrastructure to ensure the continued vitality and viability of the neighbourhood area". <p>Policy 13: Residential Development within Settlement Boundaries This policy does not state what forms of development would be considered acceptable beyond the BUAB. As such, this policy is not in accordance with paragraph 154 of the framework as it does not provide a clear indication of how a decision maker should react to a development proposal.</p>

Table 1

58	<p>Concerned Policy 4 conflicts with Policy DP6 of the MSDC but also imposes an additional constraint to housing delivery through retention of a ridged built up area boundary. Consider the policy could be modified to provide an element of flexibility to development. The policy should be amended to allow for housing development to meet identified local housing need over the entire plan period to come forward outside of BUABs.</p>
59	<p>Support the NDP however have some specific concerns. The Plan makes no reference to the presumption in favour of sustainable development which is a fundamental tenant of national planning policy.</p> <p>Support the vision in principle however: No reference is made to sustainable economic growth or economic well-being which is inconsistent with national policy.</p> <p>The language associated with the statement relating to the historic environment and its settings seem inconsistent with national policy. The use of the word conserve in SO3. The wording should be changed so that instead of reading ...will be protected and enhanced... it reads... will be conserved and enhanced.</p> <p>The language of SO1 needs to be changed. The phrase preserve, protect and enhance the countryside is inconsistent with national It should read 'conserve and enhance' rather than 'conserve ad protect'.</p> <p>Support Policy 1: Protecting the area of outstanding natural beauty</p> <p>Policy 2: Protection of the landscape. Objectives and wording are demonstrably inconsistent with national policy .</p> <p>Policy 4: Development outside of built up area boundaries. Concerned that this policy does not reflect the reality of actual life in this and other rural settings.</p> <p>Policy 6: Green Infrastructure. Recommend deletion</p> <p>Policy 9: Community Facilities. Pleased to note the support for community facilities and open space set out in strategic objectives. However recommend that the position in Policy 9 in support of such facilities is extended beyond a position of protection and retention of existing facilities.</p> <p>Section 7: Economy and Employment. Support employment and business opportunities set out in strategic objectives SO10 and SO11.</p> <p>Recommend that either an additional policy is introduced or that specific reference is made to the objectives of national policy in supporting and enabling sustainable economic growth in rural areas.</p>
60	<p>Rep is made on behalf of Crest Nicholson, who are currently developing Land at Hoadlands, Handcross.</p> <p>Representations confirm the site is within the Neighbourhood Plan boundary and on review of the proposed Proposals Map for the NP this appears to be out of date. The BUAB for the settlement of Handcross has been drawn excluding the Land at Hoadlands to the north.</p> <p>The impact of not including the Site within the BUAB results in the site being shown "“countryside” within the AONB which is not an accurate reflection of the site and how it will evolve in the coming 6-12 months. It also results in some of the policies of the NP including Policy 4 directly contradicting the existing approved planning permissions.</p> <p>Therefore, request an amendment to the merging Proposals Map to ensure it is up to date and provides a clear tool for interpreting the NP.</p>
61	<p>Star Planning - Welbeck submit that the land to the west of London Road, Handcross is a more appropriate and sustainable housing allocation and should be preferred for the erection of about 60 dwellings. Promoters have undertaken an environmental and policy based assessment and SA appraisal.</p>
62	<p>Strutt and Parker promoting Land at Tilgate Forest Lodge for a sustainable, care use development on land which is considered suitable, available and achievable in the short term.</p> <p>Representations support Objectives.</p> <p>Consider Policy 4 is too inflexible, and flexibility should be incorporated to allow certain forms of development outside the BUAB to be considered on a case by case basis.</p>
63	<p>Rep from Thakeham in relation to Land to the West of Old Brighton Road, South Pease Pottage.</p> <p>Request that site SL08 is reassessed in the PHLAA and Sustainability Appraisal to reconsidered the amended area of land. The red line boundary is now significantly different making the site assessment under SL08 now inaccurate, particularly in regards to its landscape assessment. The amended site is within an <u>area of change</u> in Pease Pottage.</p> <p>It should also be noted that the site is partly brownfield with residential properties and a livery it is therefore incorrectly described as 'Greenfield' under site context. Incorrect to state that the site is primarily agricultural land given the partly urban characteristics of the site and partly previously developed nature. The amended land parcel is now more physically and perpetually tied to the busy A23 as well as being in a 'area of change'. Therefore Objective 1: Conserve/ Enhance Rural Character should be suitably reappraised.</p> <p>In relation to Objective 2: Protect / Enhance Biodiversity and Objective 5: Reduce Impact on Climate Change more recognition is needed regarding the mitigation measures than can be put in place in conjunction with the development.</p> <p>Objective 9 should also be reconsidered given the improvements to public transport links such as a bus service loop, a separate road off the A23 and provision of pedestrian link ways.</p> <p>The nearby 619no. unit scheme will also bring about infrastructure improvements in the local vicinity.</p> <p>Thakeham also note that the draft SNP does not pay sufficient regard to the latest position with MSDC's housing needs, or Slaugham's place within the settlements hierarchy.</p>

8. HOW THE MAIN ISSUES HAVE BEEN CONSIDERED

- 8.1. Paragraph 15(2)(d) requires the Consultation Statement to describe how these issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Plan.
- 8.2. Section 6 detailed the stakeholder feedback, separated between those of the statutory consultation/ public bodies, those of local residents and their representatives and developers/site promoters or their representative .
- 8.3. Table 2 includes a summary of how these comments have been addressed within the Submission Version SNP (Regulation 16).

Table 2

Statutory / Local Government Consultees		
Ref No.	Summary of Comments Made	Response to Comments (<u>underlined text</u> indicates additional wording to be included in Submission Plan, strikethrough text indicates the deletion of text from SNP)
44	<p>Environment Agency provided a "Checklist for Neighbourhood Plans covering Mid Sussex." This includes general information regarding flood risk advising NP to have regard to National Planning Policy Framework.</p> <p>Water Management - Mid Sussex District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.</p> <p>CIL - We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Scoping Report which supports the Slaugham Neighbourhood Plan, identifies the South East River Basin Management, the River Adur Catchment Flood Management Plan and the River Ouse Catchment Flood Management Plan as a plan/programme/policy/strategy/initiative which may influence the Plan.</p>
45	<p>High Weald AONB Unit supports the information about the High Weald AONB.</p> <p>Supports Policy 1: Protecting the AONB and supporting text.</p> <p>Concerns re Policy 11 and Policy 12. Understood allocations are not necessary in order to meet housing needs due to the high numbers of existing planning permissions and the strategic allocation at Pease Pottage. Questionable as to whether these proposed allocations meet the tests in NPPF paragraphs 115 and 116. If Slaugham Parish Council wishes to retain these allocations then it is recommended that further justification be included within or alongside the submission plan to demonstrate how these proposals meet the tests of paragraphs 115 and 116</p> <p>Draws attention to High Weald AONB research work in 2009 re the urgent need for affordable housing tailored to meet the need of rural workers. If these recommendations are accepted, then the allocations in Policies 11 and 12 should be amended such that they can only be implemented as 100% affordable housing to meet local needs delivered by a Community Land Trust.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Neighbourhood Plan Working Group (NPWG) consider the strategic allocation at Pease Pottage and the proposed Neighbourhood Plan allocation at St. Martin's Close will deliver affordable housing in line with MSDC/national guidance. In light of this, the NPWG do not consider a 100% affordable housing scheme is required.</p> <p>The NPWG are also mindful that "made" neighbourhood plans, receive 25% of CIL money collected and therefore wish to allocate the site for market housing in order to benefit from CIL receipts.</p>
46	<p>Highways England notes the proposed allocations are remote from the M23 Junction 11 junction at Pease Pottage, within the broader operation, they are unlikely to have a significant impact on the Strategic Road Network (SRN). As such, they do not have any objection at present to the Slaugham Neighbourhood Plan - Regulation 14 Consultation with regard to the safe and efficient operation of the SRN.</p> <p>Representation highlights that further sites with a higher number of dwellings are likely to have an impact on the M23 Junction 11 junction at Pease Pottage as modelling shows that at the end of the Local Plan in 2031 with highway mitigation in place, there is no spare capacity in the junction to accommodate any more traffic.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The NPWG are satisfied the SRN can accommodate the additional planned growth within the Parish.</p>
47	<p>Gatwick Airport Ltd ask that any future development complies with aerodrome safeguarding requirements as detailed in ODPM/DfT Circular 01/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town & Country Planning (Safeguarded Aerodromes Technical Sites and Military Explosives Storage Areas) Direction 2002.</p> <p>Representation advises Gatwick Airport Ltd are happy to work with the PC, MSDC and developers at an early stage of development to advise on aerodrome safeguarding.</p>	<p>Comments noted.</p> <p>No changes required.</p>
48	<p>MSDC representation commends the work which has gone into the preparation of the NP and recognise the benefit that having a made Neighbourhood Plan will bring to the Parish.</p> <p>MSDC note the Parish Council have resolved to make housing allocations for further, modest housing growth in the Parish over the Plan period. This approach is welcomed and supported by MSDC for two reasons: The District Plan's housing numbers are a minima and therefore exceeding those is regarded as positive planning; and the intention of the Parish to allocate 65 units at St. Martins Close will make a valuable contribution to meeting local housing need, in a relatively sustainable location.</p> <p>MSDC note the sites lies within the High Weald AONB and therefore encourages the PC to work with the High Weald Management Board to ensure the proposed schemes conserve the landscape and scenic beauty of the AONB.</p> <p>Policy 4, MSDC confirmed MSDC will review built up area boundaries as part of the District Site Allocation DPD work. MSDC confirmed BUAB will be amended to include allocations.</p> <p>Policy 14: MSC support policy approach to seek to protect allocated and existing employment land and premises.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>NPWG welcome the support of MSDC to allocate St.Martin Close (east) and St.Martin Close (west) for housing.</p>
49	<p>Neighbourhood Plan comments: Natural England, welcome Strategic Objective 1. NE object to policies 11 and 12.</p> <p>Sustainability Appraisal comments: NE agree Policy 11 and 12 are incompatible with Objective 1 and that those policies will also have a negative impact on that objective and that housing will also impact on Policy 1.</p> <p>NE do not agree with the decision to exclude the allocation of 600 dwellings on land to the east of Pease Pottage with regard to assessment of site options (section 5.5).</p> <p>NE agree with MSDC that due to the over-provision at Pease Pottage, the Parish will not be expected to contribute further towards the District residual figure.</p> <p>Object to the further allocation of housing and to the lack of information provided to demonstrate the validity of the allocations.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>With respect to the allocation of St. Martins Close (east and west) the NPWG consider the decision is supported by a robust evidence base. This includes:</p> <ul style="list-style-type: none"> • The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received; • The accompanying Sustainability Appraisal which includes an appraisal of the sites against the sustainability objectives of the Plan; and <p>The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites.</p> <p>In light of the above, the NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p>

Table 2

<p>50</p>	<p>The NP identifies St. Martins Close could provide up to 30 residential units. Southern Water have undertaken a preliminary assessment of their infrastructure. The Assessment reveals Southern Water underground infrastructure crosses the proposed sites, which needs to be taken into account when designing any proposed development.</p> <p>SW advise there is an existing pumping station within the site which will need to be taken into account when designing the proposed development.</p> <p>SW recommend the following additional site requirements are included in Policy 11:</p> <p>6. <i>Ensure layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</i> 7. <i>Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration.</i></p> <p>SW advise it is important to have policy provision in the NP which seeks to ensure that the necessary infrastructure is in place to meet requirements. SW note there are no policies to support the provision of new or improved infrastructure.</p> <p>SW advise, although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system. To ensure consistency with the NPPF and facilitate sustainable development, SW propose an additional policy to read:</p> <p><i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</i></p>	<p>Policy 11 updated to include additional criteria:</p> <ul style="list-style-type: none"> • <u>Ensure layout is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</u> • <u>Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration.</u> <p>Additional policy to be included in the Submission Plan to read:</p> <p><u>Utility Infrastructure:</u> <u>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the plan.</u></p>
<p>51</p>	<p>Proposed Allocations:</p> <p>In considering the NP, the size and location of proposed site allocation have been taken into account by WSCC when considering if further transport evidence is required.</p> <p>WSCC consider the overall level of development proposed in the NP is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. This indicates there will be no severe impacts on the transport network that cannot be mitigated to a satisfactory level. WSCC considers this provides sufficient evidence to justify the overall level of development proposed in the NP. WSCC have confirmed it is not necessary to produce further transport evidence to support the allocation. WSCC have no overriding concerns regarding the transport impacts of the NP. WSCC confirms site specific matters will be tested and refined through the DM process.</p> <p>Education: Strategic Objective 6. Suggested amendment to include reference to access and secondary ages pupils. Objectives updated to read: <i>Support the provision of, and access to, high quality education facilities throughout the Parish for pre-school, primary and secondary ages pupils.</i></p> <p>Public Rights of Way: WSCC support the value PROW is given in the vision and strategic objectives. As well as the enhancements of pedestrian and cycling facilities in Aim 3. It is suggested the importance of PROW is added to Policy 6, which add to the enhancement and creation of new PROW.</p> <p>Aim 5: WSCC encourage the broadening of the PC ambitions to create new PROW and upgrade existing PROWs. WSCC recommend consideration is given to:</p> <ul style="list-style-type: none"> - new bridle way south of St. Martins Close - a new bridleway connecting Slaugham and Warninglid which could in part use an up-graded existing public footpath - new bridleway linking routes between bridleway 16S with 19S or 23S, also 16s with 17S and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane. -new off road footpaths -opportunities to connect to/from PROW provided through strategic allocation at Pease Pottage. 	<p>Strategic Objective 6 updated to read:</p> <p><u>Support the provision of, and access to, high quality education facilities throughout the Parish for pre-school, primary and secondary aged pupils.</u></p> <p>Policy 6 updated to include the following:</p> <p><u>Proposals to provide additional green infrastructure will be supported. Proposals which seek to improve access for pedestrians and cyclists through GI linkages will also be supported.</u></p> <p>Aim 5: Quiet Lane updated to support new PROW and upgrade to existing PROWs.</p> <ul style="list-style-type: none"> • <u>new bridle way south of St. Martins Close</u> • <u>new bridleway connecting Slaugham and Warninglid which could in part use an up-graded existing public footpath</u> • <u>new bridleway linking routes between bridleway 16S with 19S or 23S, also 16s with 17S and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane.</u> • <u>new off road footpaths</u> • <u>opportunities to connect to/from PROW at Pease Pottage.</u>
<p>52</p>	<p>Woodland Trust (WT) confirm they are pleased the Vision, objectives and policies acknowledge the AONB and its importance.</p> <p>The importance of the protection of trees is also highlighted.</p> <p>WT recommend Strategic objective 1 is updated to read: <i>To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerows, ancient woodland and trees in the Parish.</i></p> <p>Recommends the Plan should also seek to support conserving and enhancing woodland and trees. Recommends Chapter 4 is updated to include reference to trees, and be updated to read: <i>Substantial harm to or loss of irreplaceable habitats such as ancient woodland, should be wholly exceptional.</i></p> <p>Policy 8; Recommends to what extent there is considered to be enough accessible space in Slaugham should also be taken into account.</p>	<p>Strategic objective 1 updated to read:</p> <p><u>To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerows, ancient woodland and trees in the Parish;</u></p> <p>Chapter 4 updated to include reference to the importance of trees and woodland for providing healthy living and recreation.</p> <p>Para 4.7 updated to read:</p> <p><u>The Parish benefits from woodland, hedgerows, and copses which have unique character and biodiversity which contribute ad form part of the Parish's green infrastructure network. The Parish Council appreciate these valuable natural assets...</u></p>

Table 2

Stakeholders - Policy 11: St. Martins Close (east) and Policy 12: St. Martins Close (west) & Housing		
Ref No.	Summary of Comments Made	Response to Comments (<u>underlined text</u> indicates additional wording to be included in Submission Plan, strikethrough text indicates the deletion of text from SNP)
1	Agree additional housing is needed. Object to the number of Houses proposed (65) for the area. It is excessive and should be reduced. Object to the increased traffic that will occur in both the Covert Mead and West Park road. Covert Mead already has parking congestion with at least two cars (or more) per household. Additional houses will put increased pressure on facilities.	Comments noted. No changes required. Housing Need Throughout the preparation of the Regulation 14 Pre-submission Plan, the Examination of the District Plan was ongoing. The District's housing need was therefore not agreed by the Inspector and adopted by Mid Sussex District Council (MSDC) during plan preparation. In light of this and notwithstanding MSDC view that due to the "over-provision" in the Parish and the strategic allocation at Pease Pottage, Slaugham Parish is not expected to contribute further towards the District residual figure, the Parish Council sought to positively plan for housing in the Parish.
2, 3, 15, 17, 18, 22, 23, 27, 31, 37, 38, 43	No need for additional housing. Neighbourhood Plan goes above MSDC housing requirements. Recent planning permissions at Pease Pottage provide sufficient housing to cover the plan period. Object to Policy 11 and Policy 12 due to concerns regarding: traffic impact; distance to services and facilities in Handcross; and impact on infrastructure.	The Examiner published his Report on the District Plan on 12 March 2018. The Report concludes that the MSDC plan provides an appropriate basis for the planning of the District provided that a number of main modifications are made. This includes: a revised OAN and an allowance for unmet need in the housing market area; establishment of a stepped trajectory; modifications to the spatial strategy of the District; and inclusion of an additional allocation policy at Clayton Mills, Hassocks.
4	Strongly object to 75 houses. Road safety will be severely compromised due to increased traffic. Particular concern over narrow pavements and very fast moving traffic during peak times. Concerns regarding local facilities and services not being able to support the new residents. Concerns regarding limited parking on West Park Road. Concern over loss of fields, views and outside playing space for children.	Notwithstanding the District's housing position (that Slaugham is not expected to contribute further to housing in the District), the Parish Council have undertaken an assessment on local housing need. The Housing Needs Consideration Report brings together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish up to the period 2031; and for this to be facilitated by policies in the emerging SNP. Noting this assessment and given the uncertainty of the emerging District Plan (at the time), the Parish Council resolved to allocate St.Martin Close (east) and St.Martin Close (west).
5	Object to Policy 11 and Policy 12. Concerns over additional traffic to West Park Road and St. Martins Close, specifically in terms of road safety. Housing quota has already been met. Additional housing not needed in an area where infrastructure and services are already under pressure.	In response to the Regulation 14 Pre-submission consultation, MSDC have supported the proposed allocations of St.Martins Close for two reasons: The District Plan's housing numbers are a minima and therefore exceeding those is regarded as positive planning; and the intention of the Parish to allocate 65 units at St.Martins Close will make a valuable contribution to meeting local housing need, in a relatively sustainable location. Evidence Base
6	Object to 75 houses at St. Martins Close. Do not believe site is appropriate or big enough for 75 houses. Housing quota has already been met. Why build more? Concerns proposed development will put more strain on facilities and increase traffic. Already parking issues on West Park Road which will be exacerbated by a further 75 homes.	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. Housing Allocations: St. Martins Close With respect to the allocation of St. Martins Close (east and west) the NPWG decision to allocate these sites is supported by a robust evidence base. This includes:
7, 33, 40	Support the Slaugham Neighbourhood Plan to meet MSDC's request for more housing but does not agree with current form. Object to Plan as: - The SNHP as currently drafted provides 331 housing units i.e. 120 units more than requested. This is not including the additional 600 on land at Pease Pottage. - When the scoring of the suitability of prospective sites in late 2016, St. Martins Close sites were excluded from those to be recommended for inclusion in the SNHP due to distance from local amenities/services. - Current infrastructure is inadequate for an additional 931 units.	<ul style="list-style-type: none"> The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received; The accompanying Sustainability Appraisal which includes an appraisal of the sites against the sustainability objectives of the Plan; and The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites. Results of the Exhibition highlighted local support for the allocation of St. Martins Close (east and west). <p>In light of the above, the NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p> <p>Highways</p>
8	Object to Policy 11 and 12: Increased cars and other vehicles would make West Park Road, Frazer Walk and St Martin Close more dangerous to children and domestic animals. Quota of houses has already been met. If plans go ahead there will be a huge loss of environment and local countryside and wildlife. Plans will put more pressure on Handcross doctors Surgery and Handcross Primary school. Questions that the site should have been ruled as local amenities are a distance away at the top end of the village.	In response to the Regulation 14 Pre-submission consultation WSCC have confirmed, the size and location of proposed site allocations have been taken into account when considering if further transport evidence is required. WSCC confirmed the overall development proposed in the Slaugham Neighbourhood Plan is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. WSS confirm no overriding concerns about the transport impact of the Plan. Distance to/Impact on Services As set out in the Parish Housing Land Availability Assessment, the site offers reasonable access to services in Handcross. Distances to key services such as the primary school, post office and health facility as well as distance to open space has been measured when considering the accessibility of sites in the Parish.
9	Object to Policy 11 and 12: Insufficient infrastructure or room for this number of houses on this site. The quote of houses has already been met. No need for any more. Additional traffic in West Park Road, Frazer Walk and St. Martin Close. Danger to children and elderly from more cars and other vehicles. Loss of environment and countryside. Local services are already overstretched- medical and school facilities. The Parish Council has elected to build above the quota requirement of Mid Sussex District Council.	With respect to impact on services, it is considered the Parish offers reasonable access to services and facilities. No statutory providers have raised any concerns regarding impact on infrastructure.
10	There have been lots of new house builds in Handcross in such a short space of time. Traffic has doubled and trying to get on the Horsham Road is scary. Concerns over more housing; further increasing the traffic; adversely impacting wildlife and the beauty of the local environment.	
11	Far too much development going on in Handcross, which is a village, and should remain as such. The housing quota has already been exceed. Do not see the need for another 75 houses. Concerns over social housing having a negative impact on the local residents- such as an increase in police calls. The village is unable to provide suitable infrastructure to facilitate another major development of this scale. The development will create major safety issues for road users and traffic implications. Already insufficient parking in West Park Road.	
13	Concerns about proposals to build 65 houses. Urge Council to abandon proposal. The quota for housing in Handcross has already been met. This is a green belt area that needs protection from urban sprawl. Concerns regarding increase in traffic.	

Table 2

14	<p>Thanked Members for the meeting on 04 January 2018. Support the need for Slaugham Neighbourhood Plan Strongly object to Policy 12 and Policy 12. Completions and commitments indicate housing need will be met without further allocations. MSDC confirmed due to the housing development at Pease Pottage of 600 homes they would not be seeking any additional units within the SNHP. The St Martins Close development would cause severe infrastructure problems to the surrounding area. Number of housing units in the parish will increase 75%, fundamentally changing the rural quality and nature of the Parish. Urge the Parish Council to remove the allocation. Given the local concerns, it is considered there is a risk the Plan will be turned down at Referendum</p>
20	<p>Thanks to everyone involved in the preparation of the Plan. Query relating to the need for Slaugham to provide additional housing as the area doesn't need to contribute to providing any more houses. With respect to the housing chapter, paragraph 6.8, 6.9 and 6.11 conflict with each other. Unsure of the meaning of windfall development. Understand logic behind the proposed housing at St. Martins Close however have concern over increased traffic.</p>
24	<p>Object to housing on St. Martins Close.</p>
25	<p>Object to Policy 11 and 12: Additional traffic in West Park Road, Frazer Walk and St Martin Close. Cars are already having to park on grass verges and pavements. Quota for new houses has already been met, no need for anymore. Facilities inadequate to sustain another 65 families.</p>
26	<p>Object to housing proposals. Handcross is a village and should stay a village. Increase in housing is not needed and will increase traffic. Development is far away from amenities.</p>
28	<p>Concerns regarding St Martins Close. Handcross has fulfilled their housing quota, therefore the St Martins Close development is not necessary.</p>
29	<p>Concerns regarding development of St. Martins Close. Highways and traffic impact concerns. Suggest the land and area would be better used to provide community recreational facilities. Young children in the area only have the road to play on. There's no cycle path or track for young children to use. This land is also home to many different wildlife, including British Buzzards.</p>
34	<p>Objects to new housing plan for Handcross village.</p>
35	<p>Objects to 65 house in St Martin's Close.</p>
36	<p>Concerns regarding traffic and provision of parking for 70+ house. Already a parking problem in West Park Road and St Martin's close that renders the access effectively to a single track road. Concerns re turning into Horsham Road at rush hour and parking facilities in the village. Recommends better public transport could help.</p>
39	<p>Strongly object to the proposal to build 65 new houses due to concerns on additional traffic. St Martins Close is an AONB. Site is a long way for families to walk to local facilities and services. Suggest a maximum of 20 low cost house are built with perhaps 10 bungalows for the elderly. Greater car parking facilities needed to take the burden off the busy high street.</p>
42	<p>Object to Policy 11 and Policy 12. West Park road already has a parking issue. Traffic concerns Village is not required to provide any additional housing. Local services will struggle - doctors and school. Loss of environment and countryside. Potential loss of value to property due to major parking issues.</p>

Table 2

Stakeholders - General		
Ref No.	Comment	Response to Comments (<u>underlined text</u> indicates additional wording to be included in Submission Plan, strikethrough text indicates the deletion of text from SNP)
10	I've seen so many new house builds in Handcross in such a short space of time. Traffic has doubled and trying to get on the Horsham Road is scary. Concerns for young families with children trying to get them to school.	Comments noted. No changes required. In response to the Regulation 14 Pre-submission consultation WSCC have confirmed, the size and location of proposed site allocations have been taken into account when considering if further transport evidence is required. WSCC confirmed the overall development proposed in the Slaugham Neighbourhood Plan is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. WSCC confirm no overriding concerns about the transport impact of the Plan. Slaugham Parish Council are therefore satisfied the proposed development is acceptable in highways terms. The Neighbourhood Plan includes transport related aims to support development proposals which seek to provide traffic management, improvements to the pedestrian environment as well as parking improvements. In response to the Regulation 14 Pre-submission consultation WSCC have confirmed, the size and location of proposed site allocations have been taken into account when considering if further transport evidence is required. WSCC confirmed the overall development proposed in the Slaugham Neighbourhood Plan is in accordance with the forecast estimate of background traffic growth assumed in the Strategic Transport Assessment. WSCC confirm no overriding concerns about the transport impact of the Plan. Slaugham Parish Council are therefore satisfied the proposed development is acceptable in highways terms.
11	Disgusted that we are being "sold out" by our Parish Council. Far too much development going on in Handcross, we are a village, and should remain as such. Concerns village is unable to provide suitable infrastructure for another development of this scale. Concerns re road safety, increased traffic and parking.	Comments noted. No changes required. The Neighbourhood Plan includes transport related aims to support development proposals which seek to provide traffic management, improvements to the pedestrian environment as well as parking improvements.
12	Concern over extra traffic caused by the recent application for 600 dwellings, a school and retail space. Recommends traffic lights on all junctions of the roundabout.	Comments noted. No changes required. The Neighbourhood Plan includes transport related aims to support development proposals which seek to provide traffic management, improvements to the pedestrian environment as well as parking improvements.
16	Concerns regarding transport/community infrastructure/facilities to support the strategic allocation at Pease Pottage.	Comments noted. No changes required.
20	Aim 7 traffic management - Concerns regarding increase in traffic.	Comments noted. No changes required. Aim 7 seeks to support proposals which seeks to improve and/or introduce traffic management measurements within the Parish.
21	Huge concern with regard to impact on traffic from already agreed development and future developments.	Comments noted. No changes required. The Neighbourhood Plan includes transport related aims to support development proposals which seek to provide traffic management, improvements to the pedestrian environment as well as parking improvements.
30	Concerns re the contents of the draft NP and the traffic grid lock that is already evident through Pease Pottage. Entrance into and from the Moto Services should be directly on and off the motorway not via Brighton Road Pease Pottage (B2114). Moto Services should not be compared to the services and facilities provided by local shops. A chemist and bakers would be particularly useful. Throughout the NHP there is mention of "could be" drainage improvement but this should read 'should be' drainage improvement. The infrastructure of Pease Pottage (electricity, water, drainage, schools, doctors) does not support the proposed increases in developments.	Comments noted. No changes required. The Neighbourhood Plan includes transport related aims to support development proposals which seek to provide traffic management, improvements to the pedestrian environment as well as parking improvements. With respect to impact on services, it is considered the Parish offers reasonable access to services and facilities. No statutory providers have raised any concerns regarding impact on infrastructure.
32	Queries the extent of land off Finches Field which is being referred to as a potential development site. Request further clarification on the location and size of developer near the Composting station.	Comments noted. No changes required.

Table 2

36	<p>Representation sets out there is a need for more parking in the village and no parking areas have been identified in the plan. Better public transport could possibly help with the situation. The service to Handcross is poor especially at work times. The culture change from car use to public transport would be an uneasy transition anyway so even if this was improved the parking and traffic problems would persist.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Parish Council is aware of parking problems in the village. Aim 8: Parking, seeks to support proposals to provide parking in line with WSCC.</p>
39	<p>What Handcross desperately needs is greater car parking facilities to take the burden off the busy high street. This would also help the local shops to thrive.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Parish Council is aware of parking problems in the village. Aim 8: Parking, seeks to support proposals to provide parking in line with WSCC.</p>
41	<p>The current draft SNP does not mention lack of a built-up area boundary for Slaugham. Recommend a specific mention of Slaugham's lack of a built-up boundary, and it's implications, be included.</p> <p>In para 4.17 the assets listed seem oddly chosen. Why is the Handcross Recreation Ground not mentioned? Similarly, if Nymans Gardens are mentioned, should High Beeches also? Slaugham Pond is mentioned, but I don't know if this is intended to mean the Mill Pond or the Furnace Pond?</p> <p>Policy 7 in paragraph 4.23 The policy wording seems almost to encourage development in conservation areas. I am surprised that The Street (Park Road) Slaugham is not included in this list.</p> <p>Para 2.15 and 5.6 the reference should be to village halls, not hall, as the hall in Warninglid (and future one in Pease Pottage) are also valued as well as the one in Handcross.</p> <p>Para 5.25, Aim 3, could horse-riders be included with pedestrians and cyclists (as they are in Aim 5), as there are a lot of horse-riders on the roads of the Parish.</p> <p>In the previous SNP, a footpath between Warninglid village and the primary school was proposed; could this be included as an Aim of the current SNP?</p> <p>There does not seem to be any specific mention in the SNP of the future of the Parish Hall in Handcross.</p> <p>Would it be possible for the SNP to encourage local groups to produce such local historic lists and plans in the future. Could this be an Aim of the SNP?</p> <p>I don't think the SSSI is actually within the Parish as objective 2 (para 4.3) suggests.</p>	<p>Comments noted.</p> <p>Para 4.17 updated to include <u>Handcross Recreation Ground, High Beeches Gardens, Mill Pond and Furnace Pond.</u></p> <p>Policy 7 updated to include reference to the <u>Street (Park Road), Slaugham.</u></p> <p>Para 2.15 and 5.6 to read: <u>halls.</u></p> <p>Aim 3 updated to include <u>horse riders.</u></p> <p>Aim 5 updated to include reference to the footpath between <u>Warninglid Village and the primary school.</u></p> <p>Supporting text of Policy 9: Community Facilities updated to highlight support for Handcross Village hall improvement and/or replacement.</p> <p>Para 5.7 updated to read:</p> <p><u>Public feedback has highlighted residents support for improvement and/or replacement to/ of Handcross Village Hall. In light of local support the Parish Council will support proposals which seek to enhance and/or in the longer term replace the existing facility.</u></p>

Table 2

Developers/Site Promoters		
Ref No.	Comment	Response to Comments (<u>underlined text</u> indicates additional wording to be included in Submission Plan, strikethrough text indicates the deletion of text from SNP)
53	<p>Representation on behalf of Warren Cottage Fields, Handcross.</p> <p>HLM support the general approach. However have some reservations regarding the sustainability and deliverability of the proposed sites at St Martin's Close East and West and are disappointed that the NP does not address the long-term sustainability and suitability of the existing village hall.</p> <p>We also wish to question the approach taken to testing the two proposed allocations as well as whether the issues raised in the previously examined Slaugham NP have been successfully dealt with.</p> <p>We support that further allocations should be made in the pre-submission NP as the Pease Pottage allocation is not proposed to meet local need, and as such will not serve the needs of the local Parish in its entirety.</p> <p>Policies 11 and 12: St Martin's Close (E & W)</p> <p>Concerned that the allocations at St Martin's Close (E & W) are more detached from the village compared to alternatives, including Warren Cottage Fields. Draw attention to the errors made in the conclusions regarding alternative sites within the evidence base which wrongly leads to the conclusion that the St Martin's Close sites are the most suitable for allocation within the Plan. Alternatives sites like the one at Warren Cottage Fields would be shown to have higher sustainability credentials and less highway and landscape impact.</p> <p>Have undertaken an initial landscape assessment of our site which found that our sites wooded and residential boundaries mean that it is not visible from the wider area, and that it is separated from the wider AONB by mature woodland and the A23. This contrasts with the proposed allocations at St Martin's Close (E & W).</p> <p>Concerns over the potentially greater impact of developing both the access and the site on the wider AONB, and on Coos Lane itself.</p> <p>Concerns regarding road capacity.</p> <p>Pre-Submission NP SA and Housing Site Assessments (2017) document (published one month apart) contain the same objectives but have drawn different conclusions about the performance of sites against those objectives.</p> <p>The SA tests different housing delivery options. It does not test any other specific sites and so does not make a full assessment of any comparable sites against all of the policies, objectives and aims of the Pre-submission NP.</p> <p>Site has been identified in the PHLAA but not tested in the wider evidence base including the SA. Instead the SA jumps straight to the preferred option, so it is not assessing comparative impacts. Appears to have made sweeping assumptions, with no technical evidence base to support it, against matters such as access and landscape. It also appears to have prioritised ownership and control over sustainability.</p> <p>Wider benefits and opportunities presented by other sites have not properly been explored as part of the evidence base. The plan makes no consideration towards the provision of community facilities, and in particular the village hall, which was a recognised issue by the Examiner for the previous NP.</p> <p>Current Pre-submission NP has lost previous community facilities. Instead there is very little discussion or evidence about the approach to future infrastructure provision for each of the settlements in the Parish.</p> <p>The plan does not explore how sites, particularly alternatives sites, can unlock the potential to provide new community facilities.</p> <p>There is no monitoring mechanism within the plan to allow for alternative sites to come forward in a manage way.</p> <p>Although the Plan indicates that reserve site (St Martin's Close West) is proposed, it is unclear how it is triggered.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Neighbourhood Plan is supported by a robust evidence base. This includes:</p> <ul style="list-style-type: none"> The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received. This considered Warren Fields was unsuitable for development given the constraints of the site. The accompanying Sustainability Appraisal includes an appraisal of the sites against the sustainability objectives of the Plan. The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites. Warren Fields was not identified as a preferred site by residents.
54	<p>Batcheller Monkhouse request that the allocation strategy is reconsidered to include their clients land at Coos Lane to assist significantly in meeting the local housing requirements. In regards to the site representations confirm:</p> <ul style="list-style-type: none"> There are no barriers to delivery in relation to site ownership. It is sited in a better location in terms of access to services and facilities than the St Martins sites. It is not restricted by any known archaeological issues, it is well screened by trees along its southern, eastern and western boundary. The site has been found suitable for development in the former SHLAA, which stated the site could accommodate circa 6 units. 	<p>Comments noted.</p> <p>No changes required.</p> <p>The Neighbourhood Plan is supported by a robust evidence base. This includes:</p> <ul style="list-style-type: none"> The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received; The accompanying Sustainability Appraisal which includes an appraisal of the sites against the sustainability objectives of the Plan; and <p>The NPWG have also undertaken public consultation to gain feedback on local residents preferred sites.</p> <p>In light of the above, the NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p>
55	<p>Representations confirm the site has been submitted in response to MSDC's Call for Sites. Representation confirm the site is available for development. Access is confirmed from the East through the adjoining Redrow development and from the south through the adjoining Denton Homes development.</p> <p>Representation suggest the removal of the requirement for the Strategic Gap to the north of Pease Pottage. Support the objective of the Gap however consider that the strategic purpose is fulfilled through the Crawley District Council land to the north which is occupied by the Scouts and the Little Trees Cemetery. Representation notes the number of planning permissions granted on land within the Gap. A natural gap is highlighted which lies to the north created by the scouts and the Little Trees Cemetery and the A264. Requests the removal of the Strategic Gap.</p>	<p>Comments noted re Strategic Gap.</p> <p>After careful consideration, NPWG resolved to update Policy 3: Preventing Coalescence: Pease Pottage Gap to an Aim within the Submission Plan.</p>
56	<p>DMH Stallard generally support the Plan and the allocation of St Martins Close for housing. Consider specific detail of policy 12 is unnecessarily restrictive.</p> <p>Support the Plans intention to plan positively and boost housing supply.</p> <p>Consider that the St Martins (west) site should be allocated as a development site rather than a reserve site, with no restriction on the time frame for development proposal to come forward.</p> <p>In addition consider that the allocation should not be restricted to only having access via St Martins Close. An access to the site from Coos Lanes would allow the provision of dwellings without the impact on traffic movements though the existing close. Outlines creation of a new access from Coos Lane would allow the site at St. Martins Close west to developed independently.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Plan seeks to allocate St. Martins Close (west) as a reserve site to ensure the Plan can continue to facilitate the required housing need in the Parish over the lifetime of the Plan. Access to St. Martin Close west will be facilitated through/ following the development of St. Martins Close east.</p>
57	<p>Policy 2: Protection of the Landscape, outlines opinions on landscape are highly subjective. The reference to exceptional circumstances is not the correct test to be applied. Does not apply to areas of open countryside.</p> <p>Policy 3: Preventing Coalescence: Pease Pottage Gap. It is not the role of the Neighbourhood Plan to implement a strategic policy which could preclude the delivery of sustainable development proposals. We question the justification behind the proposed behind the proposed gap. If the policy is to be retained then the wording should instead be altered to allow for a balancing exercise to be undertaken which assesses any harm to the visual and functional separation of settlements against the benefits of the proposal.</p> <p>Policy 4: Development outside of BUAB. Opposed to the use of defining built up area boundary (BUAB) if these would preclude the delivery of otherwise sustainable development from coming forward. Gladman believe this policy should therefore be amended which promotes a criteria based approach consistent with the requirements of national policy. The following wording is put forward for consideration:</p> <p>The Slaugham Neighbourhood Plan take a positive approach to development proposals which lead to the delivery of sustainable development. Applications that accord with the policies in the Development Plan and the SNP will be supported particularly where they:</p> <ul style="list-style-type: none"> - provide new homes including market and affordable housing; or - opportunities for new business facilities through new or expanded premises; or - infrastructure to ensure the continued vitality and viability of the neighbourhood area". <p>Policy 13: Residential Development within Settlement Boundaries</p> <p>This policy does not state what forms of development would be considered acceptable beyond the BUAB. As such, this policy is not in accordance with paragraph 154 of the framework as it does not provide a clear indication of how a decision maker should react to a development proposal.</p>	<p>Comments noted.</p> <p>After careful consideration, NPWG resolved to update Policy 3: Preventing Coalescence: Pease Pottage Gap to an Aim within the Submission Plan</p> <p>No changes to be made to Policy 4. The Policy is in line with the strategic policies of the District Plan and national planning policy guidance.</p> <p>No changes to be made to Policy 13. The Policy is in line with national planning policy guidance and includes criteria to guide decision making.</p>
58	<p>Concerned Policy 4 conflicts with Policy DP6 of the MSDC but also imposes an additional constraint to housing delivery through retention of a ridged built up area boundary. Consider the policy could be modified to provide an element of flexibility to development. The policy should be amended to allow for housing development to meet identified local housing need over the entire plan period to come forward outside of BUABs.</p>	<p>Comments noted.</p> <p>No changes to be made to Policy 4. The policy is in line with the strategic policies of the District Plan and national planning policy guidance.</p>

Table 2

<p>59</p>	<p>Support the NDP however have some specific concerns. The Plan makes no reference to the presumption in favour of sustainable development which is a fundamental tenant of national planning policy.</p> <p>Support the vision in principle however: No reference is made to sustainable economic growth or economic well-being which is inconsistent with national policy.</p> <p>The language associated with the statement relating to the historic environment and its settings seem inconsistent with national policy. The use of the word conserve in S03. The wording should be changed so that instead of reading "...will be protected and enhanced... it reads... will be conserved and enhanced.</p> <p>The language of SO1 needs to be changed. The phrase preserve, protect and enhance the countryside is inconsistent with national It should read 'conserve and enhance' rather than 'conserve ad protect'.</p> <p>Support Policy 1: Protecting the area of outstanding natural beauty</p> <p>Policy 2: Protection of the landscape. Objectives and wording are demonstrably inconsistent with national policy .</p> <p>Policy 4: Development outside of built up area boundaries. Concerned that this policy does not reflect the reality of actual life in this and other rural settings.</p> <p>Policy 6: Green Infrastructure. Recommend deletion</p> <p>Policy 9: Community Facilities. Pleased to note the support for community facilities and open space set out in strategic objectives. However recommend that the position in Policy 9 in support of such facilities is extended beyond a position of protection and retention of existing facilities.</p> <p>Section 7: Economy and Employment. Support employment and business opportunities set out in strategic objectives SO10 and SO11.</p> <p>Recommend that either an additional policy is introduced or that specific reference is made to the objectives of national policy in supporting and enabling sustainable economic growth in rural areas.</p>	<p>Comments noted re sustainable development. The Plan is in line with the strategic policies of the District Plan and the NPPF and therefore does not need to repeat national planning policy guidance.</p> <p>Strategic Objectives updated to read: <u>Preserve, protect and enhance the countryside.</u></p> <p>Policy 4: No changes to be made. The policy is in line with the strategic policies of the District Plan and national planning policy guidance.</p> <p>Policy 6: No changes to be made.</p> <p>Policy 9: No changes to be made.</p> <p>An additional policy to support new employment/businesses uses in the Parish to be included in the Submission Plan to read:</p> <p><u>Economic Development</u> <u>Proposals which enable the development of businesses uses within the Parish will be supported where proposals are:</u></p> <ul style="list-style-type: none"> • <u>located in a suitable location;</u> • <u>in keeping with the character of the area;</u> • <u>respect residential amenity; and</u> • <u>would not have an unacceptable impact on the local road network</u>
<p>60</p>	<p>Rep is made on behalf of Crest Nicholson, who are currently developing Land at Hoadlands, Handcross.</p> <p>Representations confirm the site is within the Neighbourhood Plan boundary and on review of the proposed Proposals Map for the NP this appears to be out of date. The BUAB for the settlement of Handcross has been drawn excluding the Land at Hoadlands to the north.</p> <p>The impact of not including the Site within the BUAB results in the site being shown "countryside" within the AONB which is not an accurate reflection of the site and how it will evolve in the coming 6-12 months. It also results in some of the policies of the NP including Policy 4 directly contradicting the existing approved planning permissions.</p> <p>Therefore, request an amendment to the merging Proposals Map to ensure it is up to date and provides a clear tool for interpreting the NP.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The BUAB of the Parish will be updated in due course, once the Neighbourhood Plan is made by MSDC and forms part of the Districts Development Plan.</p>
<p>61</p>	<p>Star Planning - Welbeck submit that the land to the west of London Road, Handcross is a more appropriate and sustainable housing allocation and should be preferred for the erection of about 60 dwellings. Promoters have undertaken an environmental and policy based assessment and SA appraisal.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Parish Council have undertaken an environmental and policy based assessment of the submitted site. This work has been undertaken in the same manner as other sites received.</p> <p>The Submission Sustainability Appraisal provides an appraisal of all sites received and includes Land to the West of London Road.</p> <p>The NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p>
<p>62</p>	<p>Strutt and Parker promoting Land at Tilgate Forest Lodge for a sustainable, care use development on land which is considered suitable, available and achievable in the short term.</p> <p>Representations support Objectives.</p> <p>Consider Policy 4 is too inflexible, and flexibility should be incorporated to allow certain forms of development outside the BUAB to be considered on a case by case basis.</p>	<p>The Parish Council have considered the need for a residential care home in the Parish and do consider the Neighbourhood Plan should allocate land for a residential care home.</p> <p>No changes to be made to Policy 4. The policy is in line with the strategic policies of the District Plan and national planning policy guidance.</p>
<p>63</p>	<p>Rep from Thakeham in relation to Land to the West of Old Brighton Road, South Pease Pottage.</p> <p>Request that site SLO8 is reassessed in the PHLAA and Sustainability Appraisal to reconsidered the amended area of land.</p> <p>The red line boundary is now significantly different making the site assessment under SLO8 now inaccurate, particularly in regards to its landscape assessment.</p> <p>The amended site is within an <u>area of change</u>, in Pease Pottage.</p> <p>It should also be noted that the site is partly brownfield with residential properties and a livery it is therefore incorrectly described as 'Greenfield' under site context.</p> <p>Incorrect to state that the site is primarily agricultural land given the partly urban characteristics of the site and partly previously developed nature. The amended land parcel is now more physically and perpetually tied to the busy A23 as well as being in a 'area of change'. Therefore Objective 1: Conserve/ Enhance Rural Character should be suitably reappraised.</p> <p>In relation to Objective 2: Protect / Enhance Biodiversity and Objective 5: Reduce Impact on Climate Change more recognition is needed regarding the mitigation measures than can be put in place in conjunction with the development.</p> <p>Objective 9 should also be reconsidered given the improvements to public transport links such as a bus service loop, a separate road off the A23 and provision of pedestrian link ways.</p> <p>The nearby 619no. unit scheme will also bring about Infrastructure improvements in the local vicinity.</p> <p>Thakeham also note that the draft SNP does not pay sufficient regard to the latest position with MSDC's housing needs, or Slaugham's place within the settlements hierarchy.</p>	<p>Comments noted.</p> <p>No changes required.</p> <p>The Parish Council have undertaken an environmental and policy based assessment of the submitted site. This work has been undertaken in the same manner as other sites received.</p> <p>The Submission Sustainability Appraisal provides an appraisal of all sites received and includes Land to the West of London Road.</p> <p>The NPWG consider St. Martins Close (east and west) offers the most sustainable locations in the Parish to provide additional housing.</p>

9. MATTERS ARISING DURING PRE-SUBMISSION CONSULTATION

- 9.1. During the Regulation 14 Pre-submission consultation, the NPSG were contacted by a local action group known as Handcross Action Group (HAG) and informed of their concerns with the proposed allocation of both St.Martin Close (east) and St.Martin Close (west).
- 9.2. A statement was distributed by HAG to residents, during December 2017, to inform residents of “important proposals which may have a serious influence on the lifestyle we currently enjoy living in this quiet rural locale”.
- 9.3. Furthermore it sought residents’ support to object to the proposals at St.Martin Close (east) and St.Martin Close (west). The flyer included a number of reasons, residents could choose, to object to the proposed allocations. These comprised:
 - Additional traffic in West Park Road, Frazer Walk and St.Martin Close
 - Insufficient infrastructure or room for so many houses on these sites;
 - Distance to the school, doctors and other amenities;
 - The quota of houses already met-there is no need for any more houses;
 - Danger to our children from more cars and other vehicles (it could be 75 more cars); and
 - Loss of our environment and countryside.
- 9.4. In response to this flyer, the NPSG published a Statement in December 2017 which advised residents:
 - 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;

- 9.5. In addition to the Statement, the NPSG also met with HAG representatives to: discuss concerns; explain the Plan making process to date; and to highlight evidence base documents which informed the decisions of the NPSG.
- 9.6. Given the concerns raised, it was agreed a public meeting would be held on 04 January 2018 to discuss these matters in a public forum. It was also agreed that the Pre-submission consultation period would be extended for 2 weeks until 22 January 2018.
- 9.7. An additional flyer was distributed by HAG to residents which encouraged residents to object to the proposed allocation and to let residents know of the public meeting.
- 9.8. The public meeting was held on 04 January 2018 at 7.30pm, in the Pavillion, Handcross. Members of the NPSG and the Parish Council along with the Parish Council's planning advisors were in attendance to answer questions from local residents. A total of 46 member of the public were in attendance.
- 9.9. The meeting focussed on the areas of concerns highlighted in the flyer. This facilitated discussion on:
- St.Martin Close and the reasons why, the site which had previously been deemed unsuitable by the NPSG, was presently positively at the Exhibition in April 2017;
 - Highway concern in relation to the junction of St.Martins and West Park Road;
 - Traffic concerns;
 - Inadequate local infrastructure to support the proposed allocations; and
 - Why the SNP allocates sites for housing when MSDC have confirmed no further housing is required in the Parish.
- 9.10. In response to matters raised, the NPSG with the support of their planning consultants, provided clarification on the reasoning why St.Martin Close (east) and St.Martin Close (west) is proposed for allocation in the SNP.
- 9.11. NPSG highlighted the background evidence base documents which supported the decision. This comprised:
- The Parish Housing Land Availability Assessment (PHLAA) which sets out an environmental and policy based assessment all sites received;
 - The Housing Needs Consideration Report which sets out a range of methodologies to assist to inform the identified housing need of the Parish;
 - The SA which includes an appraisal of the sites against the sustainability objectives of the Plan; and
 - Feedback from public consultation on local residents preferred sites.
- 9.12. The NPSG also highlighted supportive Regulation 14 representations from consultees, including West Sussex County Council, infrastructure providers and MSDC.

- 9.13. With respect to concerns raised to allocate housing in the Parish, the public meeting provided an opportunity to clarify the NPSG's reasoning for resolving to do so. Attendees were given an update on the Examination of the District Plan which, at that time, was ongoing. The District's housing need had therefore yet to be agreed by the Inspector and adopted by MSDC.
- 9.14. As part of the discussions, SPC acknowledged that due to the "over-provision" and strategic allocation at Pease Pottage, MSDC have confirmed Slaugham Parish is not expected to contribute further towards the District residual figure. Residents were also informed that MSDC had advised Slaugham may wish to do so in order to boost supply.
- 9.15. Given the uncertainty of the emerging District Plan, and the Governments pro-growth agenda, attendees were advised SPC has resolved to allocate St.Martin Close (east) and St.Martin Close (west) for residential development in order to ensure the Parish's housing need can be facilitated over the Plan period.
- 9.16. Following the public meeting, further discussions took place with members of HAG to address outstanding concerns in relation to housing need.
- 9.17. In light of the continued queries and concerns raised, along with the adoption of the District Plan, a Briefing Note was prepared by DOWSETTMAYHEW in collaboration with SPC to provide a summary of the planning policy background against which the decisions on housing needs were made. The Briefing Note was placed on the dedicated neighbourhood plan webpage for the ease of residents.
- 9.18. A copy of the HAG flyers, NPSG Statement, Briefing Note and NPSG Minutes are attached at Appendix 9

10. PREPARATION OF SUBMISSION DOCUMENTS

- 10.1. The Submission Documents were prepared during April-May 2018 and subsequently discussed and agreed by the NPWG at a meeting in May 2018.
- 10.2. Following this, documents were submitted to MSDC. A meeting was subsequently held with MSDC Officers to discuss Submission documents on the 23 July 2018 . MSDC officers advised of minor amendments and updates to be made (see Appendix 10).
- 10.3. In light of MSDC comments, the Submission documents were subsequently amended and finalised between August- October 2018.

11. SUMMARY

- 11.1. This Consultation Statement sets out how stakeholder engagement has been undertaken in accordance with Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012.
- 11.2. The NPSG have throughout the plan making process sought to engage with local residents and stakeholders. Key issues that have been identified through the engagement process have influenced and shaped the Vision, Strategic Objectives, Policies and Aims of the SNP, both in the Pre Submission (Regulation 14) and Submission Version (Regulation 16) documents.

- 11.3. In line with Regulation 15(2) (a) and (b) this Statement summarises all stakeholder responses received as part of the consultation and stakeholder engagement exercises; and how the SNP has changed and evolved in response to consultation feedback. Where the SNP has not been changed as a result of comments made at Regulation 14 stage, an explanation for this has been provided.
- 11.4. This Statement demonstrates that the SNP has been the subject of robust consultation and satisfactorily meets the requirements of the Regulations.

APPENDIX 1

(Call for Sites Advert)

SLAUGHAM PARISH COUNCIL - NEIGHBOURHOOD PLAN CALL FOR SITES

INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET

Slaugham Parish Council invites owners and managers of land in the Parish of Slaugham, who are considering development of that land within the next twenty years and would like their land to be considered for inclusion within the scope of the Slaugham Neighbourhood Plan under the provisions of the Localism Act 2011, to write to:

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB

Please enclose the completed **Development Site Proposal forms** which are available under the Slaugham Neighbourhood Plan at <http://spcnhp.blogspot.co.uk/p/call-for-sites.html>. Please complete separate Development Site Proposal forms for each site that you would like considered. Please **sign the forms** and state the position of the signatory.

Please enclose a **site location map** at a scale of no less than 1:2500, clearly marked with the location and boundaries of the site being put forward and indicate the area(s) to be developed.

The **closing date** for receipt of Development Site Proposal forms and required accompanying documents is **24th September 2015**.

The **call for sites** is an informal opportunity for individuals and organizations to propose sites with Slaugham Parish for development. It will enable the Slaugham Neighbourhood Plan Team to better understand the needs and wishes of the electors within its Parish area, but the call for sites will not in itself decide whether a site should be allocated for development, nor will it commit the Proposer(s) to applying for planning consent. The site proposal forms and accompanying documents will be used to inform the preparation of the Land Allocation and Site section of the Slaugham Neighbourhood Plan.

The proposals will be assessed for compliance with the basic conditions that a Neighbourhood Plan must meet, for example, sustainable development, general conformity with the strategic policies contained in the Mid Sussex Development Plan and housing needs assessments. The proposals will also be considered in the light of the consultation responses received from Slaugham Parish's electors. The Slaugham Neighbourhood Plan Team may request further information from Proposers. It is likely that not all proposals received will meet the requirements for inclusion in the Land Allocation and Site section. The outcome of the section selection will be advised to Proposers and published together with reasons for decisions and cannot be treated confidentially. Sites selected for inclusion in the Land Allocation and Site section will need to be judged against the needs of the Parish and relevant planning policies when they are submitted for planning permission and Slaugham Parish Council reserves its right to consider any subsequent planning application afresh with an open mind..

INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET

The resultant Neighbourhood Plan, in accordance with the provisions of the Localism Act 2011, will need to be successfully assessed by an Independent Examiner followed by a majority of votes cast in a referendum of the Slaugham Parish electors, before being adopted. Once adopted, the Slaugham Neighbourhood Plan will be used by Mid Sussex District Council as part of their planning guidelines for assessing planning applications.

Please note the following in relation to Affordable Housing:

The affordable housing requirements for new developments must comply with planning policies set out by Mid Sussex District Council. Sites that are promoted for housing will be expected to include a proportion of affordable housing in line with the requirements of the District Council.

Dated 27th August 2015

APPENDIX 2

(Scoping Report)

Slaugham Parish Neighbourhood Plan

Scoping Report for the Sustainability Appraisal

Prepared for

Slaugham Parish Council

Prepared by

Dale Mayhew BA (Hons) BTP MRTPI

July 2016

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Appendices

Appendix A	List of relevant plans, policies and programmes that will be considered and influence the content of the Slaugham Parish Neighbourhood Plan.
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1. INTRODUCTION

- 1.1. This document forms the Scoping Report of a Sustainability Appraisal incorporating the requirements for a Strategic Environmental Assessment of the Slaugham Parish Neighbourhood Plan.
- 1.2. The Neighbourhood Plan will set out the long-term vision for the Parish up to 2031. Once adopted, it will become part of the Development Plan of the District and will be a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) confirms that Neighbourhood Plans will give local communities “*The direct power to develop a shared vision of their neighbourhood and deliver the sustainable development needed*”.
- 1.3. A Sustainability Appraisal is a systematic process to promote sustainable development by assessing the extent to which a Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It is a process to consider ways by which a Plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse impacts that the Plan might otherwise have. By doing so, it can help ensure that the proposals in the Plan are the most appropriate, given the reasonable alternatives. Sustainability Appraisals are an iterative process, informing the development of the Plan.
- 1.4. There is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal, as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, in preparing a Plan, it is necessary to demonstrate how the document will contribute to achieving sustainable development. On this basis, the National Planning Practice Guidance (NPPG) notes that a Sustainability Appraisal may be a useful approach for doing this¹.
- 1.5. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impact of a Plan or programme. It is a requirement, as set out in the European Directive 2001/42/EC. It has been enacted into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.6. The NPPG notes that where a Neighbourhood Plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004, and so require a Strategic Environmental Assessment. One of the basic conditions that will be tested by the independent Examiner is whether the making of the Neighbourhood Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).
- 1.7. Whether a Neighbourhood Plan requires a Strategic Environmental Assessment and, if so, the level of detail needed, will depend on what is proposed in the Neighbourhood Plan. A Strategic Environmental Assessment may be required where a Neighbourhood Plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets and may be effected by proposals in the Plan; or the Neighbourhood Plan may have significant environmental

¹ Paragraph 026. Reference ID: 11-026-2014036

effects that have not already been considered and dealt with through a Sustainability Appraisal of the Local Plan².

18. Having regard to the legislative obligations and Government guidance, Slaugham Parish Council has resolved to undertake a Sustainability Appraisal that incorporates a Strategic Environmental Assessment. (Where reference is made in this report to a Sustainability Appraisal, it includes the incorporation of a Strategic Environmental Assessment). The environmental, economic and social effects of the Neighbourhood Plan will therefore be considered through the Sustainability Appraisal as an iterative and integral part of the process of preparing the Neighbourhood Plan. In this way, the Neighbourhood Plan will be prepared with the objective of contributing to the achievement of sustainable development.
19. This Scoping Report sets out the context and establishes the baseline of the Sustainability Appraisal and sets out the proposed scope and objectives of the Appraisal. This report sets out the background to the meaning of sustainable development (Chapter 2); details the vision and objectives of the Slaugham Neighbourhood Plan (Chapter 3); explains the Sustainability Appraisal methodology (Chapter 4); identifies relevant policies, Plans, programmes and environmental protection objectives (Chapter 5); summarises the evidence baseline information (Chapter 6); identifies issues, problems and trends (Chapter 7); and sets out proposed sustainability objectives and indicators (known as the Sustainability Framework) (Chapter 8).

2. WHAT IS SUSTAINABLE DEVELOPMENT?

21. Achieving sustainable development is at the heart of the preparation of Development Plans, including Neighbourhood Plans and their subsequent implementation through the determination of planning applications.
22. International and national bodies have set out the broad principles of sustainable development. Regulation 42/187 of the United Nations General Assembly has defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
23. The UK Sustainable Development Strategy, *Securing the Future*, set out five “*guiding principles*” of sustainable development. These are:
 - **Living Within Environmental Limits** - this means respecting the limits of the Plan, its Environment, resources and biodiversity, to improve our environment, ensure that the natural resources needed for life are unimpaired and remain so for future generations;
 - **Ensuring a Strong, Healthy and Just Society** - this means meeting the diverse needs of present and future communities, promoting personal wellbeing, social cohesion and Inclusion, and creating equal opportunities for all;
 - **Building a Strong, Stable and Sustainable Economy** - this means providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (the polluter pays), and efficient resource use is incentivised;

² Paragraph 027 Reference ID: 11-027 - 20140306

- **Promoting Good Governance** - this means actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy and diversity; and
 - **Using Sound Science Responsibly** - this means ensuring policies are developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.
24. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and policies in paragraph 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.³
25. The NPPF notes there are 3 dimensions to sustainable development: economic, social and environmental ⁴ and these give rise to the need for the planning system to perform a number of roles:
- **An Economic Role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **A Social Role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
 - **An Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.
26. These roles should not be undertaken in isolation because they are mutually dependent. Economic, Social and Environmental gains should be sought jointly and simultaneously through the planning system to achieve sustainable development. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It includes (but is not limited to):
- Making it easier for jobs to be created in cities, towns and villages;
 - Moving from a net loss of biodiversity to achieving net gains for nature;
 - Replacing poor design with better design;
 - Improving the conditions in which people live, work, travel and take leisure; and
 - Widening the choice of high quality homes ⁵.

³ Paragraph 6 of the NPPF

⁴ Paragraph 7 of the NPPF

⁵ Paragraphs 8 and 9 of the NPPF

3. SLAUGHAM PARISH NEIGHBOURHOOD PLAN - VISION & OBJECTIVES

31. Preparation of the Slaugham Neighbourhood Plan is underway. Mid Sussex District Council, as the Local Planning Authority, approved the designation of Slaugham Parish (see map at Figure 1) as a Neighbourhood Plan Area in September 2012.

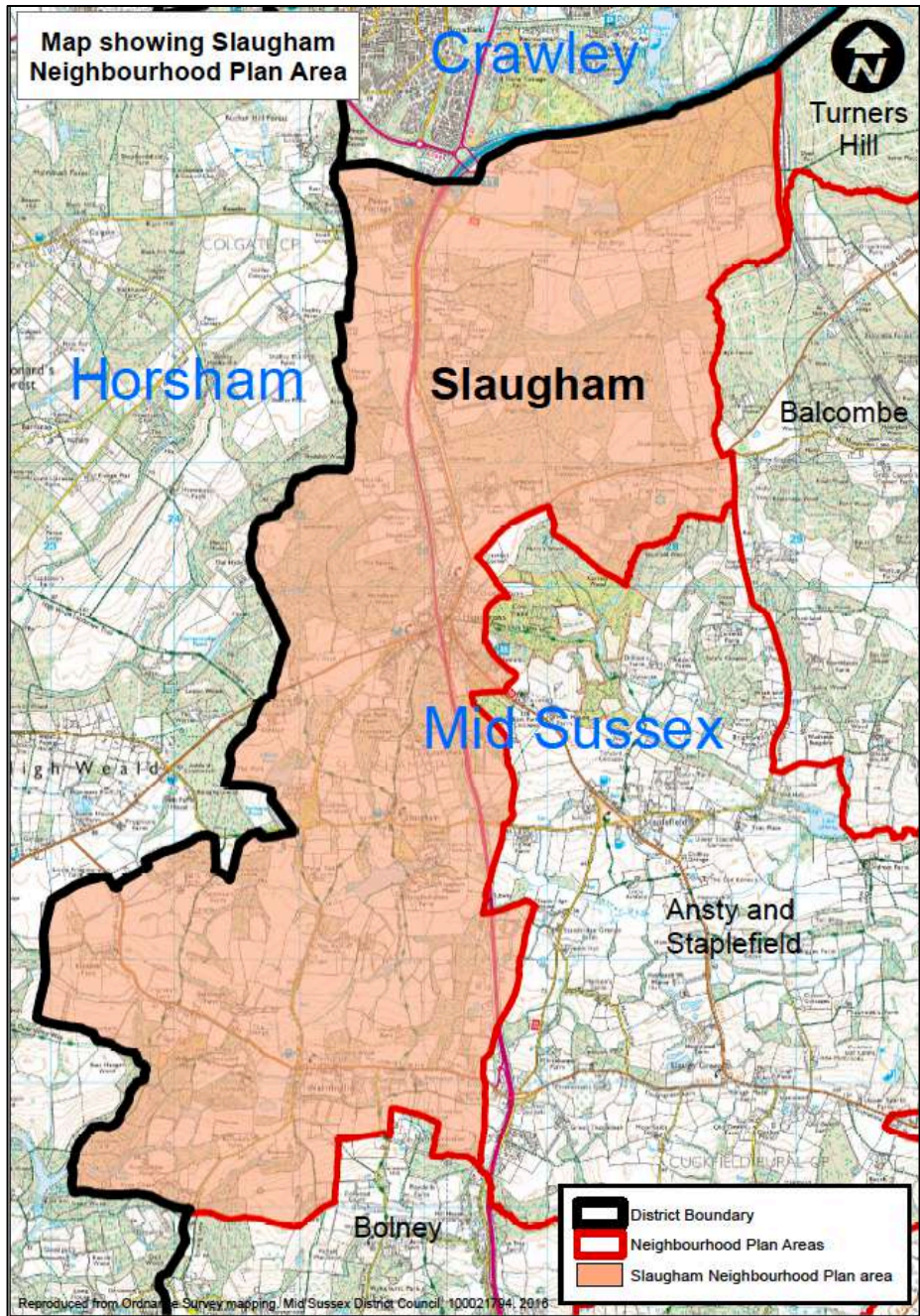


Figure 1: Slaugham Neighbourhood Plan Area

32. Since Designation, Slaugham Parish Council produced and consulted on a Pre Submission Plan (Regulation 14 Plan), submitted the Plan to MSDC (Regulation 16 Plan), which underwent consultation and was the subject of Examination.

33. The Examiner's Report (dated 17 January 2014) concluded that the Plan should not proceed to a Referendum. Following a period of reflection, the Parish Council have resolved to prepare a revised Neighbourhood Plan.
34. A new Neighbourhood Plan Steering Group (NPSG) was formed in August 2014 and work commenced on a revised Plan.
35. Public exhibitions were held in September 2014 to raise awareness and to engage public opinion including in respect of an increase in the extent of recreation space in Handcross.
36. Since reforming, the NPSG Members have drafted a Vision and set of Objectives of the Plan as well as undertaking research on the Sustainability Appraisal. Ongoing work and discussions with MSDC have informed early reiterations of the Scoping Report.
37. In light of these consultation exercises and the feedback received, and following meetings of the NPSG, an initial Vision and set of objections for the Parish has been agreed. This may be refined as the Neighbourhood Plan evolves. At present they are:

Vision

"The Parish will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty, a pleasant and attractive area to live in and to visit. Its population will have grown to sustainably and focused in one of its four distinct villages;

The Parish will have retained its essential services and facilities to meet local needs. Handcross will remain the main service centre of the Parish, providing local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new community centre. Warninglid and Slaugham will retain their distinctive identities as small rural villages;

The range of dwellings built over the Plan period will have significantly reduced the local housing need for affordable housing and met the local demand for the types of homes suited to older people and young families. The demand of local people to stay in the Parish will also have been met. The design of new buildings will have met the challenge of low carbon regulations, while being in keeping with the High Weald character;

Traffic calming measures will have addressed the impact of speed within the villages and enable residents to move around the villages safely and enjoyably on foot and bicycle as well as in cars;

Development and change in the Parish will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have stronger protection for the enjoyment of the local community".

38. In support of this, a series of Objectives have developed. At this time, they are:

- To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.
- To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built up areas.
- To conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting.
- To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish.
- To ensure that the community has continuing access to adequate, high quality community facilities and recreational open space in each of the four villages.
- To ensure that these community facilities allow residents of each of the four Villages to create a focal point for community activities and identity.
- To ensure a supply of homes consistent with identified local housing need, including homes suitable for an ageing population and those for younger people, comprising singles, couples and families.
- To ensure that new homes are energy efficient and are built to a high standard of design at a suitable density, using local materials-
- Support the provision of high quality education facilities throughout the Parish for pre-school and primary aged pupils.
- To support the provision of access to high quality healthcare and opportunities for residents to maintain and enhance their health and well-being.
- To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.
- To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.
- To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/retail use.

4. SUSTAINABILITY APPRAISAL METHODOLOGY

4.1. It is proposed that the Sustainability Appraisal for the Neighbourhood Plan is undertaken following the broad guidance set out for the Strategic Environmental Assessment process in Figure 2.

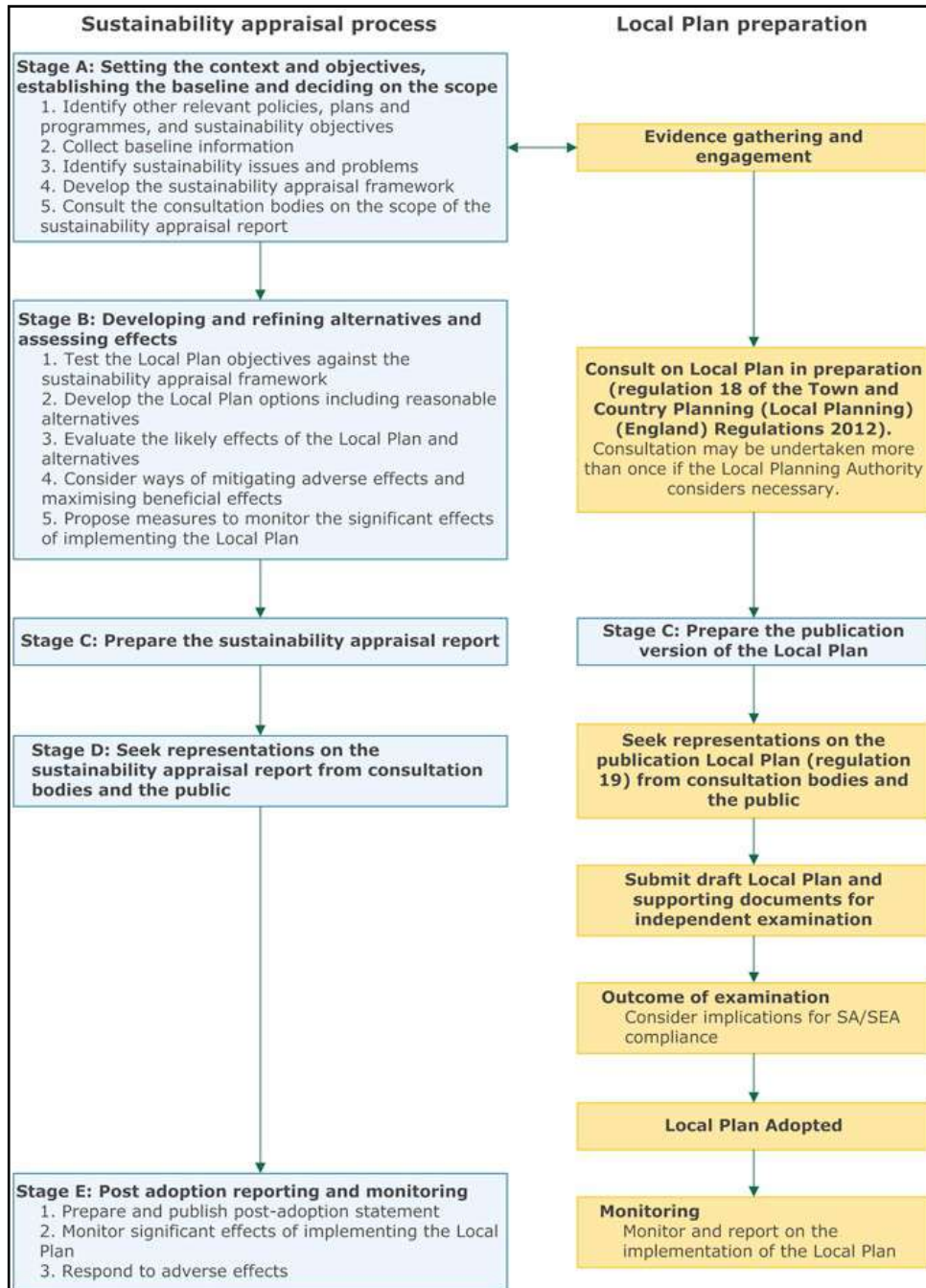


Figure 2 - Sustainability Appraisal Process

42. This report comprises Stage A of the process; setting the context and objectives, establishing the baseline and deciding on the scope. There are 5 elements of this stage, as detailed below.

Stage A1 - Identifying Other Relevant Plans, Programmes And Environmental Protection Objectives

The Neighbourhood Plan is influenced in various ways by other plans programmes and external environmental protection objectives, such as those laid down in policies or legislation. These relationships enable the Parish Council to take advantage of potential synergies and to deal with any inconsistencies or constraints. A number of these issues are already dealt with in other Plans and programmes. Government Guidance⁶ makes clear that where this occurs, they need not be addressed further in the Neighbourhood Plan. Where significant tensions or inconsistencies arise, the Guidance suggests it would be helpful to consider principles of precedence between levels or types of Plan, relative timing, the degree to which the Plans, programmes and objectives accord with current policy and legal requirements, and the extent of any environmental assessments which have already been conducted.

Stage A2 - Collecting Baseline Information

This provides the basis for predicting and monitoring environmental effects and helps to identify environmental problems and alternative ways of dealing with them. Both qualitative and quantitative information is used. The purpose of the information is to enable an assessment of the current situation and trends that exist, particularly sensitive or important elements of the parish area that might be affected, the nature of the problems and whether it would be possible to mitigate these. The Guidance notes that, whilst in theory, collection of baseline information could go on indefinitely, a practical approach is essential and therefore it is not expected to be possible to obtain all relevant information in the first SEA of a Plan.

Stage A3 - Identifying Sustainability Issues and Problems

Identifying such issues and problems is an opportunity to define and improve the Sustainability Appraisal objectives. Whilst the Parish Council will be aware of many issues and problems that are faced within the Neighbourhood Plan area, the Sustainability Appraisal process seeks to build on the evidence identified in baseline information, together with experience identified in other existing policies, Plans and programmes, and in light of any feedback coming forward through consultation, both at the Scoping Report stage and subsequent consultation stages of the Plan preparation.

Stage A4 - Developing the Sustainable Appraisal Framework

The Sustainability Appraisal objectives, targets and indicators are used to consider the effects of the Neighbourhood Plan against reasonable alternatives. They serve a different purpose from the objectives of the Plan itself, although in some cases they may overlap. The Sustainability Appraisal is used to show whether the objectives of the plan contribute to the aim of sustainable development, comprising its three limbs. The objectives are derived from established law, policy or other Plans, from a review of baseline information and the sustainability issues and problems that have been identified.

The objectives are typically expressed in the form of targets, the achievement of which is measurable using indicators. These can be revised as baseline information is collected and the issues and problems are identified.

⁶ A Practical Guide to the Strategic Environmental Assessment Directive

Stage A5 - Consulting on the Scope of the Sustainability Appraisal - The Parish Council must seek the views of the Consultation Bodies on the scope and level of detail of the Sustainability Appraisal.

Consultation at this stage helps to ensure that the Appraisal will be robust enough to support the Plan during the latter stages of full public consultation. Government Guidance notes that it may also be useful to consult other organisations and individuals concerned at this stage, to obtain information and opinions. It is up to the Parish Council to determine how best to approach the consultation bodies, but it is recommended that the key elements to include are the baseline information and objectives. The formal consultation bodies are Natural England, English Heritage and the Environment Agency.⁷

- 4.3. This report comprises Stage A of the process; setting the context and objectives, establishing the baseline and deciding on the scope. There are 5 elements of this stage, as detailed below.

5. STAGE A1 - IDENTIFYING OTHER RELEVANT POLICIES, PLANS, PROGRAMMES, AND SUSTAINABILITY OBJECTIVES

- 5.1. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) sets out the basic conditions which the Neighbourhood Plan must comply with. These include, at paragraph 8(2) that the Neighbourhood Plan meets the basic conditions if, amongst other things, it has regard to National Planning Policies, contribute to the achievement of sustainable development and are in general conformity with strategic policies contained in the Development Plan.
- 5.2. At this time, the strategic policies of the Development Plan are principally those contained within the Mid Sussex Local Plan, May 2004.
- 5.3. More recently, MSDC have been preparing a new District Plan to cover the period up to 2031. A Pre-Submission Draft consultation was published in June 2015. A Sustainability Appraisal (SA) accompanied this consultation. The accompanying SA document⁸ reviews all relevant policy, programmes, strategies and guidance that have influenced the evolution of this Development Plan Document.
- 5.4. In response to consultation feedback, the Council published a further consultation in November 2015 on “Focused Amendments” to the Pre Submission Draft District Plan. As part of this, the Council reviewed its strategy on housing provision and sets out a revised housing provision figure of 13,600 (an increase of 2,550 since the previous consultation). The Council proposes to meet this increase through existing commitments, 3,500 new homes at the strategic development to the north-west of Burgess Hill and a further 600 homes at Pease Pottage. It considers that the historic windfall delivery rate of 45 units per year will facilitate a further 495 units to come forward. The consultation sets out the residual figure of 1,730 to be delivered through future Neighbourhood Plans and a Site Allocations Development Plan.
- 5.5. The Slaugham Neighbourhood Plan will need to be in general conformity with this higher tier document if it is adopted prior to the Neighbourhood Plan, and in any event it has close regard to it at this stage. On this basis, it is not proposed to appraise documents that have been reviewed

⁷ See paragraph S.A.4 of A Practical Guide to the Strategic Environmental Assessment Directive

⁸ Mid Sussex District Plan Sustainable Appraisal (incorporating SEA) - consultation draft June 2015

by that process. This approach is in accordance with the Government's Practical Guide to the Strategic Environmental Assessment Directive⁹.

56. A full list of relevant plans, policies and programmes that will be considered and influence the content of the Slaughtam Neighbourhood Plan are set out at Appendix A.
57. A summary of the key plans and programmes influencing the Neighbourhood Plan is identified below, together with the main objectives.
59. **National Planning Policy Framework (NPPF)** - This sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development, which should be seen as the "golden thread" running through both Plan-making and decision-taking. This comprises the three limbs of economic, social and environmental, and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. For Neighbourhood Planning, it means that neighbourhoods should, amongst other things, develop Plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan.
510. **Mid Sussex District Local Plan (2004)** - This sets out the planning policies for the district. It was originally intended to cover the period up to 2006, but more recently, a number of policies have been saved by Government direction until superseded by subsequent emerging Development Plan Documents. Paragraph 2.20 notes that the Local Plan attaches great weight to the protection and improvement of the urban and rural environment of Mid Sussex, the quality of life which residents and visitors enjoy, and the conservation of its natural and created resources. This means precluding development, which destroys or unacceptably damages the environment. It notes the Plan aims to protect and strongly resist development within the countryside, particularly those areas of special qualities, such as the best and most versatile agricultural land, Areas of Outstanding Natural Beauty and Strategic and Local Gaps. It notes the loss of wildlife and habitats and corridors will also be resisted. Enhancement of the countryside through good management will be encouraged. It also notes the Local Plan aims to encourage high standards of design where new development is permitted and to reduce the impact of development to a minimum. This includes seeking to protect both the rural environment and countryside areas and the built environment of towns and villages within the district. It notes the aim is to conserve buildings of architectural or historic interest and to preserve and enhance the special character and appearance of Conservation Areas. It equally aims to safeguard open spaces and important social and visual amenity, an integral part of the built environment.
511. It notes that in order to contribute to the aims of securing a more sustainable settlement pattern, the most desirable location for new residential development is within or adjacent to existing built-up areas and in particular the 3 main towns of the district (Burgess Hill, East Grinstead and Haywards Heath). It notes these towns offer the widest range of services and the greatest possibility for the provision of public transport. It notes however some limited development opportunities also exist within villages where there is sufficient infrastructure to accommodate

⁹ See paragraph 5.8.4

development and where the benefits of the development are important to the village. The smaller settlements in the district are less likely to offer either of these advantages and are therefore less sustainable locations for development.

5.12 **Mid Sussex District Plan 2014-2031 - Focussed Amendments to the Pre-Submission Draft District Plan (November 2015)**

5.13 The emerging District Plan sets out what, where, when and how development should take place in Mid Sussex until 2031. It sets out how the Council will balance the need to protect the unique environment and heritage of the District whilst ensuring communities can promote local business activity and employment.

5.14 Its Vision is to ensure the District is;

“A thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well-being of our District and the quality of life for all, now and in the future.”

5.15 The Vision is underpinned by four priority themes that promote the development of sustainable communities:

- Protecting and enhancing the environment;
- Promoting economic vitality;
- Ensuring cohesive and safe communities; and,
- Supporting healthy lifestyles.

5.16 The Plan sets out its strategic allocations for around Burgess Hill of 3,980 homes with the remaining housing to be delivered through neighbourhood plans.

5.17 Following consultation on the Pre-Submission Draft District Plan, the Council proposed amendments to the Plan.

5.18 The main changes, proposed in the Focused Amendments are:

- an increase in the housing provision figure from 650 to 800 new homes per year
- the identification of a new strategic site for 600 homes at Pease Pottage;
- the inclusion of a housing density policy to maximise the yield from allocated sites and those in the built-up areas, thereby reducing the unnecessary loss of open countryside;
- the reversion to the previous affordable housing and developer contribution policies following the High Court’s quashing of the Government’s guidance on these matters; and
- updates to reflect new Government policy on self-build homes, energy efficiency, housing and accessibility standards, and Gypsies & Travellers.

5.19 The Sustainability Appraisal and Habitats Regulation Assessment was also subject to a “Focused Amendments” consultation during the same period (November 2015 - January 2016).

520. The District Plan timetable currently indicates the Plan will be submitted to Government in the Summer of 2016.

6. STAGE A2 - COLLECTING BASELINE INFORMATION

- 6.1. In order to be able to identify the impact the Neighbourhood Plan will have on sustainable development, it is important to have an understanding of the baseline conditions that exist within the parish and the trends that may continue if there were no Neighbourhood Plan prepared.
- 6.2. Baseline data has been obtained from a variety of sources, including Census data, environmental designations and an analysis of the evidence base that has been prepared and collated to support the development of the Neighbourhood Plan.
- 6.3. The information has been structured using a series of topics, which are predominantly influenced and derived from those set out in the SEA Regulations 2004, in particular Schedule 2.

General Parish Characteristics

- 6.4. The Parish lies in the northern part of the Mid Sussex and covers 24sq km (9.459 miles). To the north and west of the Parish are the Borough of Crawley and the District of Horsham respectively.
- 6.5. The Parish is surrounded to the east by the parishes of Balcombe and Cuckfield; to the south are the parishes of Bolney and Cowfold; and to the west are the parishes of Lower Beeding and Colgate.
- 6.6. Slaugham Parish is predominantly rural in character, with the majority of the Parish (with the exception of a small area north of Pease Pottage) set in the High Weald Area of Outstanding Natural Beauty (AONB). The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties and 11 districts. The High Weald was designated an AONB in 1983.
- 6.7. The Parish has four distinct settlements, comprising the villages of Handcross, Pease Pottage, Warninglid and Slaugham and is one of the larger parishes within the Mid Sussex District Council area. The area to the north of Pease Pottage is defined as the Crawley and Pease Pottage Strategic Gap¹⁰. The District Council seeks to maintain a clear visual break between Crawley and Pease Pottage to prevent coalescence and to retain their separate identity and amenity.
- 6.8. The major road in the Parish is the A23 London to Brighton, which runs north south and splits the village of Handcross into two sections. Handcross is at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath.

Social Characteristics - Population

- 6.9. The Census data from 2011 shows that the total population for the parish was 2,769. This was an increase of 543 people (24%) from 2001. A total of 50.5% (1,399) were male, whilst 49.4% (1370) were female.
- 6.10. The age structure comprises:

¹⁰ Mid Sussex Local Plan, Policy C2

- 675 persons aged between 0-17;
- 941 persons aged between 18-44;
- 749 persons aged between 45-64; and
- 404 persons aged 65 and over.

6.11. There were a total of 1,131 households (at least 1 person occupying at the time of the Census). This comprised a mix of:

- 322 x 1-person households;
- 383 x 2-person households;
- 181 x 3-person households;
- 165 x 4-person households;
- 57 x 5-person households;
- 16 x 6-person households;
- 3 x 7-person households;
- 4 x 8+ person households.

Social Characteristics - Housing

6.12. There were a total of 1,177 dwellings, of which 1,131 were occupied. This comprised:

- Detached dwellings - 370;
- Semi-Detached - 385;
- Terraced - 204;
- Flat/Maisonette - 166;
- Flat/Maisonette in converted or shared house - 30;
- Flat/Maisonette in commercial building - 15;
- Caravan/mobile home - 7.

6.13. Of these 1,131 households, 291 were owned outright; 434 were owned with a mortgage; 25 were in shared ownership, 157 were socially rented; 165 were privately rented; 17 were privately rented through other means; and 42 were rent free.

6.14. The size of the properties were:

- 1 room - 3;
- 2 rooms - 21;
- 3 rooms - 155;
- 4 rooms - 175;
- 5 rooms - 226;
- 6 rooms - 178;
- 7 rooms - 142;
- 8 rooms - 101; and
- 9+ rooms - 130.

6.15. The number of bedrooms in each property were:

- No bedrooms - 2;
- 1 bedroom - 164;
- 2 bedrooms - 280;

- 3 bedrooms - 409;
- 4 bedrooms - 186;
- 5+ bedrooms - 90.

6.16. The Census indicated there were a total of 1,910 cars or vans owned by residents within the parish. Ownership per household was as follows:

- Houses with no cars or vans - 92;
- Houses with 1 car or van - 442;
- Houses with 2 cars - 427;
- Houses with 3 cars - 113;
- Houses with 4+ cars - 57.

Social Characteristics - Human Health

- 6.17. Health characteristics are available at district level. These show that, overall, the health of the population of people living in Mid Sussex District is better than the England average. Life expectancy for both men and women is higher than the England average. However there is disparity across the district with life expectancy 5.9 years lower for men and 4.3 years lower for women in the most deprived areas of Mid Sussex than in the least deprived areas.
- 6.18. In terms of life expectancy and causes of death, the majority of indices are significantly better than the England average. The exceptions are excess winter deaths and female life expectancy, which is not significantly different from the England average, and road injuries and deaths, which, are significantly worse than the England average.
- 6.19. In terms of disease and poor health, the majority of indices are better than the England average, with the exception of incidents of malignant melanoma, hospital stays for self harm and hip fracture in over 65s, all of which are not significantly different from the England average.
- 6.20. In terms of adults' health and lifestyle, all indices are not significantly different from the England average.
- 6.21. In terms of children and young peoples' health, all indices are significantly better than the England average.
- 6.22. The Office for National Statistics holds records for "General health" at a Parish level. For Slaugham this indicated;
- Very good health - 1,457;
 - Good health - 936;
 - Fair health - 289
 - Bad health - 68
 - Very bad health - 19.

Social Characteristics - Deprivation

623. The Indices of Multiple Deprivation (IMD) is a composite indicator used to compare deprivation by reference to a wide number of factors, including employment, income, health, education/training, barriers to housing, crime and living environment.
624. The IMD is expressed as a comparison to the rest of England, and also as a comparison to the rest of Mid Sussex district. IMDs are subdivided into Lower Super Output Areas (LSOAs) and based on a range of indicators, which reveal if an LSOA suffers from “multiple” deprivation issues.
625. If an area has a low overall deprivation, this does not suggest it has no deprivation issues but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but a measure of deprivation. An area, which has low deprivation, will not necessarily be a wealthy area, whilst conversely; an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.
626. There were 32,844 LSOAs in England in 2015, with 1 being the most deprived. LSOAs have an approximate population of 1,500 people.
627. The South East of England contains the second lowest number of the most deprived LSOAs and the highest number of the least deprived LSOAs. In 2010, West Sussex is one of the least deprived higher level Authorities, being ranked 130 out of 152 upper tier Authorities. Mid Sussex is one of the least deprived districts in England, being the 13th least deprived Local Authority. It contains 86 LSOAs.
628. The IMD data for the Parish, relative to the District and England is shown in figure 3.

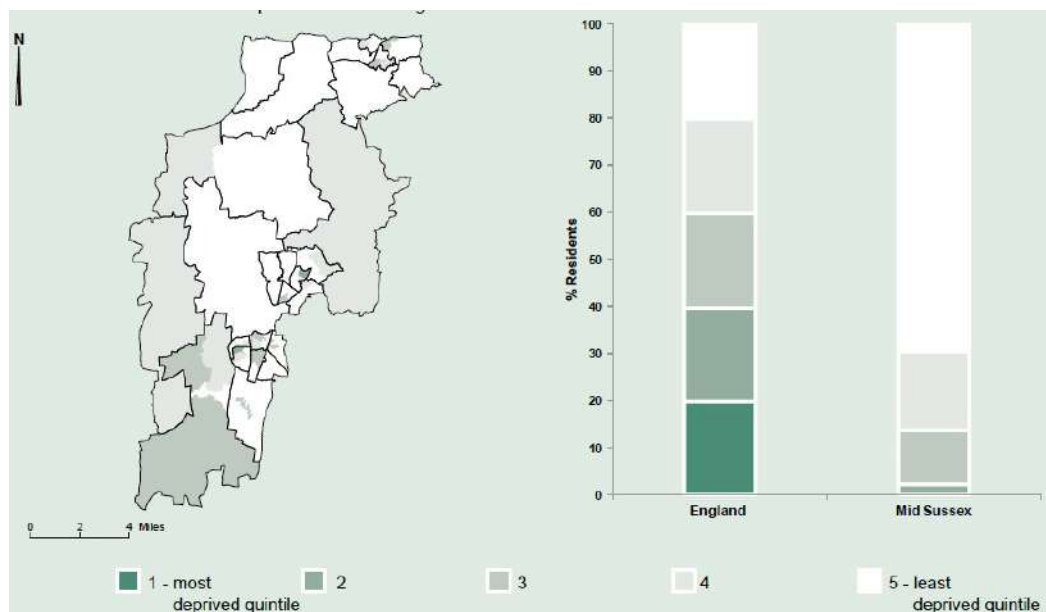


Figure 3 : IMD data

629. Slaugham Parish is covered by 2 separate LSOAs, one covers the north of the Parish and is wholly within the Parish boundary. The second, covers the south of the Parish, and also covers

land beyond the Parish boundary including parts of Bolney Parish. The geographic extent of these 2 LSOA's; are shown on the Plan at figure 4.

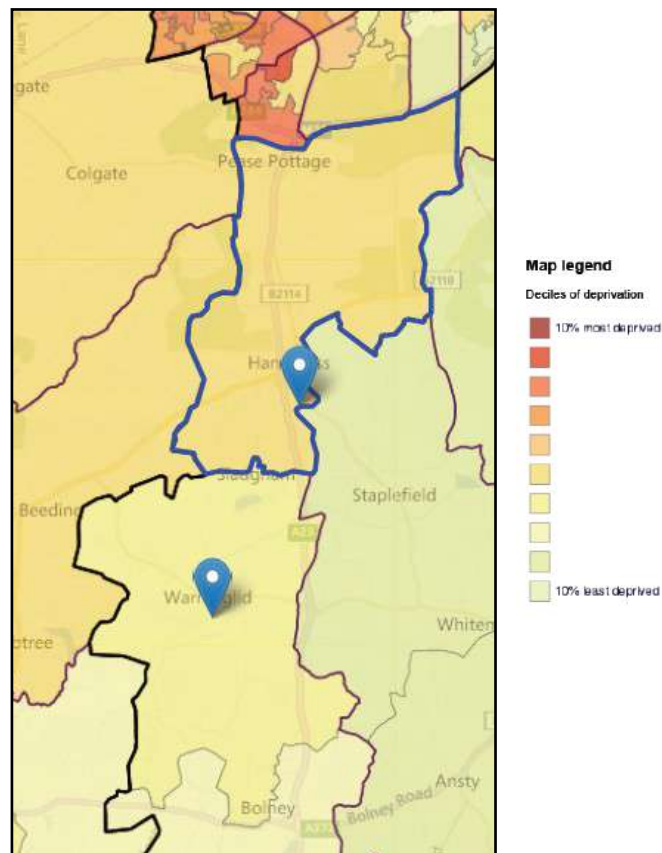


Figure 4: LSOA's covering Slaughtam

- 6.30. The northern LSOA includes Handcross, Pease Pottage and part of Slaughtam. Its boundary follows the Parish boundary to the north, east and west. The southern boundary bisects the Parish east west predominantly along Staplefield Road. It excludes (from the northern LSOA) a small area around the junction of Staplefield Road. This LSOA has an overall ranking of 17479, making it amongst the least deprived 50% in the country.
- 6.31. The southern LSOA includes the remainder of the Parish, including the southern part of Slaughtam and Warninglid. It also extends beyond the Parish boundary as far south as Bolney. The LSOA has an overall ranking of 21325, making it amongst the least deprived 40% in the country.
- 6.32. The assessment of deprivation for each LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The topic areas used for this are: Income; Employment; Health; Education and Training; Barriers to Housing/Services; Crime; and Living Environment. In addition, there are data sets produced for deprivation affecting children and deprivation affecting older people.
- 6.33. The following table sets out key information with respect to topic areas. It notes 2015 results and includes 2010 result for comparative purposes for each of the LSOA's covering Slaughtam Parish.

	LSOA 007A (North) 2015 Ranking	LSOA 007A (North) 2010 Ranking	LSOA 007C (South) 2015 Ranking	LSOA 007C (South) 2010 Ranking
IMD	17479	21,257	21325	24066
Income	20859 (40% least deprived)	20,202	26612 (20% least deprived)	26426
Employment	25239 (30% least deprived)	25279	29437 (20% least deprived)	28201
Education	13896 (50% most deprived)	20152	28069 (20% least deprived)	28163
Health, Deprivation and Disability Domain	30350 (10% least deprived)	28050	31479 (10% least deprived)	28597
Crime	16160 (50% most deprived)	19392	31365 (10% least deprived)	29706
Barriers to Housing and Services Domain	1807 (10% most deprived)	6691	1538 (10% most deprived)	2315
Living Environment Deprivation Domain	10395 (40% most deprived)	10961	4644 (20% most deprived)	13342
Income Deprivation Affecting Children	17941(50% least deprived)	17943	24712 (30% least deprived)	28054
Income Deprivation Affecting Older People	28550 (20% least deprived)	25380	28538 (20% least deprived)	23893

Figure 5: LSOA topic area results

- 6.34. A breakdown of the IMD data reveals there is variation between the North and South LSOA's of the Parish. Both LSOA's show low levels of deprivation in relation to "Health, Deprivation and Disability Domain" (10% least deprived) and "Income Deprivation Affecting Older People" (20% least deprived).
- 6.35. Both LSOA's show high levels of deprivation in relation to "Barriers to Housing and Services Domain" with both ranked as the 10% most deprived. This is likely to be due to the rural nature of the Parish and its distance to services such as the Post Office and schools and relatively high house prices.

- 6.36. There is a difference in ranking with respect to “Income” between the northern LSOA which is ranked as 40% least deprived and the southern LSOA which is ranked as 20% least deprived.
- 6.37. There is a slight difference between the northern (30% least deprived) and southern (20% least deprived) LSOA with respect to “Employment”. Both however have relative low levels of deprivation against this indicator relative to the country as a whole.
- 6.38. Levels of deprivation in “Education” are defined in 2 categories; attainment and absence for children and qualifications; and English language proficiency in adults. The northern LSOA is within the 50% most deprived while the southern LSOA is within the 20% least deprived.
- 6.39. Data in relation to “Crime” reveals the northern LSOA is within the 50% most deprived and the southern LSOA within the 10% least deprived.
- 6.40. Both LSOA’s have relatively high levels of deprivation in respect of “Living Environment Deprivation Domain”. The northern LSOA is within the 40% most deprived and the southern LSOA is in the 20% most deprived. This dataset is indicative of either poor quality housing and/or problems with air quality and/or traffic accidents.

Environmental Characteristics- Biodiversity, Flora And Fauna

- 6.41. The parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as watercourses and associated environments. Buildings within the parish are also capable of providing a habitat to a wide variety of wildlife.
- 6.42. The Parish benefits from extensive areas of identified ancient woodland in the parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hamshire Wood and Anne’s Wood.
- 6.43. There are no Sites of Special Scientific Interest within the Parish, although the Cow Wood & Harry’s Wood SSSI adjoins the parish boundary east of Handcross.

Environmental Characteristics - Landscape, Soil And Geology

- 6.44. The majority of the Parish is within the High Weald AONB, which is characterised by a deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.
- 6.45. The High Weald AONB is characterised by
- dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries.
 - ancient routeways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droeways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks.
 - the great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management
 - small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing; small

holdings; and a nondominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

646. The Parish is primarily covered by Grade 3 (Good to Moderate) Agricultural Land with the northern parts of the Parish (around Pease Pottage) designated as non agricultural land.
647. The District Council commissioned a Landscape Character Assessment, published in November 2005. This identified 10 separate landscape characters across the district. Four of these cover the parish of Slaugham. They include;
- High Weald (Area 6);
 - Worth Forest (Area 8);
 - Ouse Valley (Area 9);
 - High Weald Fringes (Area 10).
648. High Weald (Area 6); This landscape character area covers those parts of the Parish from the B2110 including Handcross and extends south to Staplefield Road. The key characteristics include numerous gill streams which have been carved out a landscape of twisting ridges and secluded valleys. The geology of the area is complex and locally variable. It is based on an alternating pattern of heavily faulted, slightly inclined thin sandstone and clay beds which are exposed successively in the deeper valleys. In a few places, local outcrops of sandrock form low, dramatic crags, with many continuous rock exposures edging the valley sides and in the deeper lanes.
649. The area includes a densely wooded landscape, predominantly deciduous but contains much mixed woodland and coniferous planting. There is a high incidence of ancient woodland, the core of the historic High Weald landscape. Between Balcombe and Handcross there is a large network of woodlands around the upper Ouse streams.
650. Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. There is an unobtrusive settlement pattern in many parts with older, small assart pastures contributing to the intimacy of the landscape.
651. The Assessment notes important pockets of rich biodiversity, which are vulnerable to loss and change. The area benefits from a dense network of twisting, deep lanes, droveways, tracks and footpaths, which provides a rich terrain for horse-riding, cycling and walking.
652. Long views along valleys and ridges have a high sensitivity to the impact of development. The settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
653. Worth Forest (Landscape Character Area 8); This landscape character area covers the north western part of the Parish. The western boundary of the area follows the B2100 west to east and extends to the northern boundary of the Parish.

- 6.54. The key characteristics include a heavily-forested, dissected plateau landscape enclosing a post-medieval rural landscape cut from the forest. The area comprises a lightly dissected plateau of Upper Tunbridge Wells Sandstone with clay bands exposed on the sides of the shallow valleys.
- 6.55. The southern boundary of the area is formed by the crest of the Forest Ridge, marked by the B2110 running south-west from Worth Abbey to Handcross. The ridge marks the watershed between streams draining north to the River Mole and those draining south to the River Adur.
- 6.56. The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.
- 6.57. Woodland and forest cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. Large blocks of assart pastures impart breadth and depth to the scenic quality to the landscape.
- 6.58. The Assessment notes heathland remnants and significant areas of rich woodland biodiversity are vulnerable to loss and change. The area includes a network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking. The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- 6.59. Ouse Valley (Area 9); This landscape character area covers the area south from Staplefield Road to Warninglid. The key characteristics of the upper Ouse include a strong linear valley adjoining Haywards Heath, its boundaries defined clearly by a marked break of slope. In the west, the river is a small, tree-lined stream amidst parallel streams and ridges, the valley broader to the east, the river meandering through water meadows. The signature of the valley is the high, long brick-built Ouse Valley (Balcombe) Viaduct on the London to Brighton Railway Line.
- 6.60. There are some flatter, fairly open fields above the valley slopes at Tulleys Rough and Warninglid Lane.
- 6.61. The upper parts of the valley comprise an area of secluded and complex drainage, the river generally taken to rise at the head of the hammerpond stream beyond Slaugham Manor. Geologically, the valley is on the rock, sand and clay of the Hastings Beds, which underlie the High Weald. The line of the valley lies along a heavily faulted rock syncline (strata downward-dipping in a bowl effect).
- 6.62. The valley has a remnant range of semi-natural woodland types, many formerly managed as 'coppice-with-standards'. It contains various houses of historic interest including Slaugham Place on gentle valley slopes alongside the River Ouse.
- 6.63. The Assessment notes the high level of perceived naturalness in the landscape and drainage pattern and a rural quality with a general absence of development in western reaches of the valley. It notes there is a pattern of medium to large-sized fields and water meadows intermixed

with woodlands and hedges which imparts a scenic quality to the landscape legacy of designed landscapes and treescapes.

- 6.64. There are scarce pockets of rich woodland biodiversity are vulnerable to loss and change. The settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures. It notes the area is sensitive to visual intrusion from pylons and telecommunications masts.
- 6.65. High Weald Fringes (Area 10); This landscape area includes the southern part of the Parish, stretching from west of Warninglid Lane to the Parish boundary in the east. The area is characterised by densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse.
- 6.66. The landscape shares many of the characteristics of the High Weald but is generally lower and gentler, the gill streams far less deeply incised and the woodland cover rather less dense. The streams form much shallower valleys than in the High Weald although many of them remain wooded. Between the valleys are rounded and rolling, broad spurs with shallow slopes.
- 6.67. The landscape is wooded throughout. The woodlands are predominantly deciduous but contain much mixed woodland and coniferous planting. The landscape of small, irregular-shaped fields characteristic of historic assart pastures are far less common here than in the High Weald, making this a transitional landscape between the High and Low Wealds. Regularly shaped medium-sized and large fields are common. In places, there has been extensive boundary removal and field reorganisation due to agricultural intensification.
- 6.68. The woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity. The area offers unobtrusive settlement pattern in many parts with older, small assart pastures contributing to the intimacy of the landscape. Long views from open ground have a high sensitivity to the impact of development.
- 6.69. There are important pockets of rich biodiversity, which are vulnerable to loss and change. There is a network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking.
- 6.70. More recently, the District Council commissioned a Landscape Capacity Study, with the final report published in July 2007. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As is made clear in the preface of this report, it was commissioned to assess the physical and environmental constraints on development in the district, with a view to identifying the capacity of the district's landscape to accommodate future development. It sought to reach determinations on the landscape sensitivity and landscape value of the landscape character areas of the district.
- 6.71. The report contained a structural analysis of the area, to identify the main elements which contribute to the structure, character and setting of the settlements. This identified 9 zones, of which 2 cover Slaugham Parish; Zone 1 - Crawley and Surrounding Areas: and Zone 7 - Handcross and Balcombe.

- 6.72. Within Zone 1, the Report notes that Crawley is located outside the study area, along the northwest edge of the District boundary. It is a large town situated in low lying Weald. The town is separated from the wider landscape to the southeast by the M23 motorway. From the south eastern edge of Crawley, the Weald rises to form ridges.
- 6.73. This higher ground is occupied by substantial woodland, most notably Worth Forest, Tilgate Forest and High Beeches Forest. This woodland helps buffer the urban influence of Crawley from the study area to the southeast. Arable and pastoral uses are located in breaks in the woodland, such as around Starvemouse Farm between Tilgate Forest and High Beeches Forest.
- 6.74. The Report notes that the settlement of Pease Pottage is located adjacent to the M23 motorway on slopes facing north towards Crawley.
- 6.75. Within Zone 7, the Report notes that Handcross and Balcombe are located northwest of Haywards Heath within the High Weald AONB. The Report notes that Handcross is situated on a high point to the south of Crawley, at the western edge of the study area and that the busy A23 road cuts north-south through the settlement.
- 6.76. The surrounding land slopes quite steeply away from village in most directions and features a substantial amount of woodland. North facing slopes to the northeast of Handcross are gentler and feature pasture, paddocks and recreation in between the surrounding blocks of woodland. Gaps in the woodland to the west are mainly occupied by arable fields.
- 6.77. The report sought to build on the 2005 Landscape Character Study and identified 5 landscape character areas affecting the parish, as detailed below.

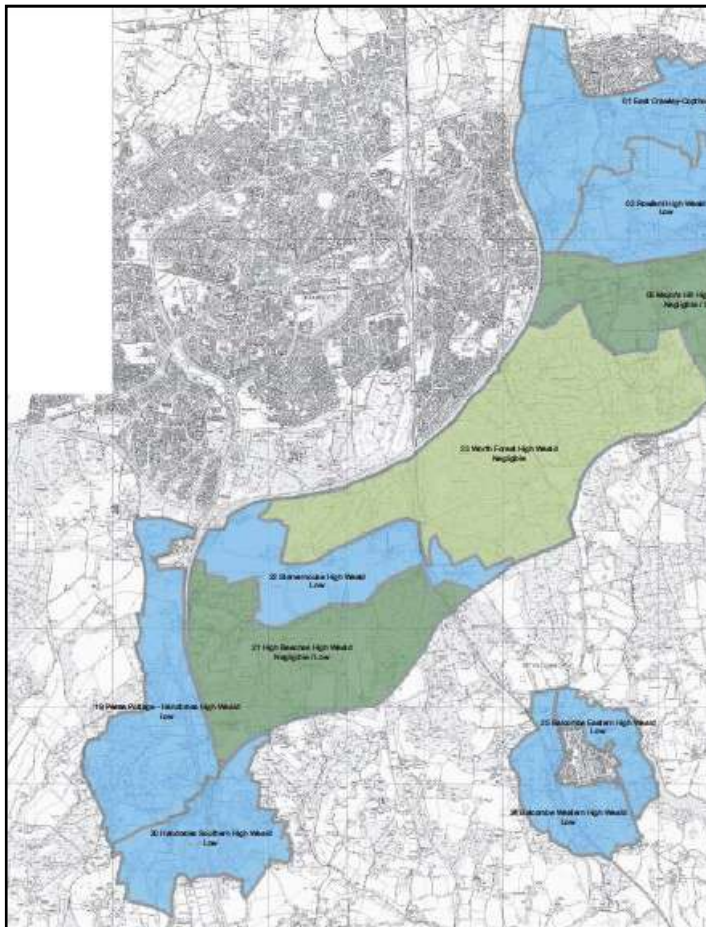


Figure 6: Extract of MSDC Commissioned Landscape Study 2007

- 6.78. The report undertook an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value. This assessment, with respect to the 5 local landscape character areas, identified within the parish, is set out below.
- 6.79. Number 19: Pease Pottage - Handcross High Weald - Medium scale arable fields interspersed with large areas of woodland. A23 runs N-S through the area. Large areas of early modern period. Generally west facing slopes.
- 6.80. Number 20: Handcross Southern High Weald - Mixture of medium size pasture and woodland with occasional arable fields. Fairly steep south facing slopes. Large areas of early modern period. A23 runs N-S through area. Low boundary loss.
- 6.81. Number 21: High Beeches High Weald - Consists mainly of conifer plantation, but also contains mixed woodland and pasture. East and north facing slopes. Low boundary loss.
- 6.82. Number 22: Starvemouse High Weald - Predominately semi-open arable, pasture and paddocks. Enclosed by woodland and A23. Little boundary vegetation within CA. Most settlement consisting of farmsteads.

- 6.83. Number 23: Worth Forest High Weald - Almost entirely conifer plantation to the south of Crawley and the M23. Railway and main road run separately N-S through the CA.

Number	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
19	Pease Pottage - Handcross High Weald	Substantial	Moderate	Low
20	Handcross Southern High Weald	Moderate	Substantial	Low
21	High Beeches High Weald	Substantial	Substantial	Negligible/Low
22	Starvemouse High Weald	Substantial	Moderate	Low
23	Worth Forest High Weald	Substantial	Major	Negligible

Environment Characteristics - Heritage Assets

- 6.84. There are a total of 54 Listed Buildings within the parish of Slaugham. The majority of these are Grade II Listed, but there are also three Grade II* Listed Buildings (The Parish Church of St Mary, Blacksmith Cottage and the upstanding remains of Old Slaugham Place).
- 6.85. There are also three Conservation Areas: Warnlinglid, Slaugham and Handcross.
- 6.86. Warnlinglid dates back to Saxon times and had connections with the medieval iron industry. The Street is the focus of the conservation area and contains a number of buildings dating back to the 16th century. Some of these are listed as being of special architectural or historic interest.
- 6.87. The attractiveness of The Street is due to the variety in ages and styles of building; the predominant use of traditional and natural building materials, e.g. sandstone, brick, timber and clay roof tiles; the traditional style street lamps and road signs directing traffic to adjacent villages/towns; the sense of enclosure created by the buildings and the banks, hedges and trees adjacent to The Street; and the village pond with an arching sandstone bridge leading to the drive of Lindhurst Estate, creating a focal point.
- 6.88. At the centre of the village is a crossroads and the Half Moon public house, a Grade II listed brick and stone building dating back to the 19th Century. Nearby, the former St Andrew's Church, built in 1935 and now converted to a residential property, has some of the finest examples of modern stained glass in the south of England. On the outskirts, old buildings like Bells Farm, Harveys Farm, Freechase Farm, Portways Farm and Routwood, all dating from the 15th and 16th centuries, have developed into charming houses in delightful rural settings. The oldest recorded house is on Cuckfield Lane but the Street is the oldest residential road.
- 6.89. Slaugham was originally one of the 'iron villages' of the Sussex Weald. The Conservation Area, includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and others which are constructed with sandstone blocks and occasionally with stone roofs.

- 6.90. The parish church of St Mary is a Norman church with a 13th century clock tower and a Victorian clock. Lord Nelson's sister is buried here. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion, which is a Scheduled Ancient Monument and a Registered Park and Garden. The white telephone box is a Grade II Listed Building. The Street also has two unique lampposts, topped with the royal crown.
- 6.91. The historic core of Handcross is a Conservation Area and is centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some that are listed, are 18th century or earlier.
- 6.92. The High Street is a busy through route and suffers from the effects of heavy traffic. Nevertheless, it is still visually attractive and the buildings substantially retain their original character and appearance and there are a number of interesting features.
- 6.93. To the south is Nymans, a National Trust property with a historically significant (Grade II listed) garden and house. Both Nymans and High Beeches (about a mile northeast of the village) are listed as Grade II* in English Heritage's Register of Parks and Gardens of Special Historic Interest.
- 6.94. There is a one Scheduled Ancient Monument within the Parish; the remains of Slaugham Place. The monument includes a late 16th century country house and walled garden surviving as upstanding masonry remains and below-ground archaeological remains. The upstanding remains of Old Slaugham Place is a Grade II* Listed Building.
- 6.95. Slaugham Place was built to the design of John Thorpe for Sir Walter Covert between 1579 and 1591. It was partly dismantled shortly after 1735. Alterations were carried out on the site in the late 19th century and early 20th century.
- 6.96. The house was built in the Palladian style to a courtyard plan and enclosed by a walled garden with a moat to the south. The foundations and wall bases now survive to an average of about 1m high. The original entrance was to the north-east, through the walled garden, flanked by a pair of octagonal brick turrets. The north-east front includes three arches of what once was a five-arched loggia of rusticated masonry. On the south-east side of the house are the walls of the former kitchens surviving up to two storeys high with fireplaces and ovens. To the north-west are the foundations of the former great hall and adjoining apartments. The north-west elevation includes a loggia, of the Doric order and three arches with keystones carved with the crests of the Covert family, owners of Slaugham Place, and other families with whom they were linked by marriage.
- 6.97. The garden wall is of coursed stone and brick in English bond and forms a rectangular enclosure around most of the house, with a hedge forming the boundary on the south-east side. There is a raised terrace on one side of the garden and a gazebo at each in corner. It is one of the most complete surviving examples in West Sussex of the early style of formal garden planning.

Environmental Characteristics - Air Quality And Climate

- 6.111. The District monitors Nitrogen Dioxide at sites throughout the District. The District acknowledges it can have an adverse health impact at high levels. There are 24 locations throughout the District where nitrogen dioxide (NO₂) diffusion tubes are located, one of which is located in Handcross (Site No. 6).

6.112. The climate of the parish is generally warm and temperate. Rainfall is significant, precipitation peaks in November with an average of 68mm. The average temperature in July is 16.7 degrees and the average temperature in January is 3.5 degrees.

Environmental Characteristics - Water And Flooding

6.113. The main watercourses of significance within the Parish are the River Ouse and River Adur. Streams drain north to the River Mole and those draining south to so to the River Adur and Ouse.

6.114. The Environment Agency Indicative Flood Risk Map indicates Slaugham Pond within flood zone 2 and 3 and identifies the River Ouse and its immediate margins are within Flood Zone 2.

Economic Characteristics - Employment

6.115. The 2011 Census reveals that the number of residents of working age (16-74) was 1949. Of this figure, 1521 (78%) were economically active, and 428 (22%) were economically inactive.

6.116. Of those who were economically active, the split in roles were as follows:

- 294 - employed part-time;
- 836 - employed full-time;
- 298 - self-employed;
- 46 - unemployed; and
- 47- economically active full time students.

6.117. Of those who were economically active, they indicated their jobs were as follows:

- Managers, Directors, Senior Officials - 247;
- Professional Occupations - 238;
- Associate Professional and Technical Occupations - 239;
- Admin and Secretarial Occupations - 143;
- Skilled Traders - 149;
- Caring, Leisure and Service - 156;
- Sales and Customer Service - 92;
- Process, Plant and Machine Operatives - 76;
- Elementary Occupations -132.

6.118. Those who were economically inactive indicated they were:

- Retired - 204;
- Looked after the family/home - 114;
- Long term sick/disabled -33;
- Economically inactive full time students - 49;
- Economically inactive for other reasons - 28.

6.119. A total of 2,156 residents were aged 16 and over and indicated their qualifications were as follows:

- No qualifications - 298;
- Highest qualification Level 1 (CSE/O Level/GCSE) - 333;
- Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 386;
- Highest qualification Apprenticeship - 82 ;
- Highest qualification Level 3 - 280;
- High qualification Level 4 and Above - 697
- Other qualifications - 80.

6.120. There are businesses distributed throughout the parish, including at each of the 4 villages. In addition retail business area located adjacent to the A23 at Wyevale Garden Centre and 4 Front Car Sales.

6.121. It is believed that many of the economically active residents commute out of the parish to work in London, Crawley, Gatwick and Brighton, including via the Brighton to London mainline and work from home.

Economic Characteristics - Material Assets

6.122. The parish benefits from a range of material assets. These are focused within the main settlements of the Parish and include primary schools, village hall, retail provision including post office, newsagents, public houses/restaurants, coffee shops, hair and beauty salons, car repairs, medical centre, recreation ground including sport pitches, garden centre, petrol filling station and churches.

6.123. There are extensive footpath networks, both through the village and around its hinterland. The High Weald Landscape Trail enters the Parish north west of Slaugham and passes through Slaugham Manor southwards to Warninglid and continues outside the Parish boundary.

6.124. The Parish also benefits from a wide range of sports and leisure clubs and societies. These include (but are not limited to); Handcross Bowls Club, Les Bonnes Boules de Handcross (Petanque Club), Handcross Village Football Club, Handcross Sports & Social Club, Hancross Rifle Club, Warninglid Cricket Club, Warninglid Players, Karate Club, Pease Pottage Village Sports & Social Club, Slaugham Angling Club, Mustard Seed Group, Rosemary Club, Help at Hand, Youth Clubs for 7-9, 10-13, 11-15 year olds and teenage clubs.

7. STAGE A3 - IDENTIFY SUSTAINABILITY ISSUES AND PROBLEMS

7.1. Following the identification of relevant plans, policies and programmes, and baseline information, the key sustainability issues of the parish can be identified. In producing these, regard has been had to the key sustainability issues identified by Mid Sussex District Council in the preparation of their District Plan, together with the feedback secured from earlier stakeholder engagement to the Neighbourhood Plan process.

72. Set out below is a summary of the key issues which must be considered in the preparation of the Neighbourhood Plan, together with a summary of the effects that may result without the plan being prepared.

Challenges Facing Slaugham Parish	Effects without the Neighbourhood Plan
Protecting the character and setting of the High Weald AONB.	Reliance on higher tier policies may not take locally specific account of the AONB.
Protecting the distinct identities of the village and sense of community	Reliance on higher tier policies may not provide adequate consideration and protection of settlement and parish identity.
Meeting the housing needs of the parish	Reliance on district-level policies may not strike the necessary balance between meeting the housing needs of the parish and respect of environmental constraints.
Meeting affordable housing needs within the parish	Inability to make effective provision at appropriate levels and locations for affordable housing.
Barriers to access community services and infrastructure.	Inability to ensure provision of requisite level of community facilities and services.
Protection of character and purpose of watercourse and flood plains.	Reliance on district-level policies may not provide adequate protection of the River Ouse and/or Adur and its associated tributaries.
Protection of heritage assets and their settings.	Reliance on district-level policies may not provide adequate local level consideration of the varied heritage assets of the parish, including Conservation Areas and Listed Buildings.
Ensuring highway safety and avoiding congestion.	Inability to control or focus developments in most appropriate locations and deliver highway solutions may exacerbate problems.
Improve access by non-car modes of transport, in particular walking and cycling.	Inability to deliver development that maximises and ensures accessibility by non-car modes of transport.
Protect and enhance the character and offer of local centre facilities.	Reliance on higher tier policies may not provide adequate protection or facilitate delivery of improvements to retail provision, and associated facilities within the parish.
Retaining existing and providing new and diverse leisure and recreational opportunities within the parish.	Reliance on higher tier policies may not provide adequate protection or sufficient encouragement to both retain and deliver new leisure and recreational opportunities.
Maintain the separate identity of Slaugham and Crawley and avoid coalescence	Reliance on higher tier policies may not provide adequate protection against settlement coalescence.

73. These issues can be summarised within a strengths/ weaknesses/ opportunities/ threats analysis of the parish, as detailed below:

Strengths	Weaknesses
<ul style="list-style-type: none"> ● Outstanding landscape setting, designated land (e.g. AONB.), significant built heritage assets, conservation areas). ● Distinct village identities and sense of community. ● Good range of community facilities and community groups. ● Nymans and High Beeches gardens. ● Local retail facilities. ● Relatively low crime. ● Education facilities. ● Local employment opportunities. ● Access to A23, Haywards Heath, Horsham and Crawley for other hubs. 	<ul style="list-style-type: none"> ● Four villages can create different and competing needs. ● Risk of loss of Handcross Parish Hall and recreation grounds. ● Difficulties in encouraging community spirit and engaging all sections of the community especially young people. ● Limited activities for children and young people. ● Poor broadband service. ● Traffic, speed and parking issues. ● Limited public transport. ● Poor standard pavements and verges ● Pressure on Primary School. ● Parking problems at Handcross primary. ● Pressure on health facilities. ● Infrastructure problems (power cuts, drainage issues).
Opportunities	Threats
<ul style="list-style-type: none"> ● Conserve and enhance valued landscapes and built heritage. ● Improve pedestrian safety, implement traffic management, reduce travel carbon-based fuel usage, and improve parking in all villages. ● Enable all ages to live in the community. ● Improve contact and service to elderly. ● Tailor type and location of development to local wants and needs. ● Encourage use of renewable energy. ● Support local businesses. ● Negotiate new activity space and improved community facilities with local landowners. ● Reduce street clutter, improve visual approaches to Handcross village. 	<ul style="list-style-type: none"> ● Loss of countryside, green spaces, recreation areas. ● Loss of agricultural land. ● High house prices, high rental prices, lack of affordable housing. ● Overdevelopment of Pease Pottage (loss of strategic gap between Pease Pottage and Crawley) and Handcross. ● Climate change. ● Loss of biodiversity. ● Danger from HGVs and fast traffic. ● Loss of services such as buses, shops. ● Over or inappropriate development leading to loss of rural character. ● Loss of local distinctiveness through cumulative residential developments (particularly in Pease Pottage and Handcross) and erosion of rural countryside features. ● Pressure on community facilities.

8. STAGE A4 - DEVELOPING THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 8.1. The Sustainability Appraisal will consider the effects of the Neighbourhood Plan against reasonable alternatives, using a series of objectives and indicators.
- 8.2. The Sustainability Appraisal will identify objectives that cover the 3 limbs of sustainability, i.e. Environmental, Social and Economic. These will be capable of being measured against a set of indicators. Collectively, the sustainability objectives and the indicators are known as the Sustainability Framework. These will be used to ensure that the policy options selected in the Neighbourhood Plan contribute to the overarching aim of sustainable development.
- 8.3. It is proposed that the performance of the policy options are measured against the objectives as follows:
- Major Positive/Minor Positive/Neutral/Minor Negative/Major Negative/Uncertain
- 8.4. The sustainability objectives have been informed by an appraisal of the identification of other relevant policies, Plans, programmes and environmental protection objectives, the collection of baseline information, and the identification of sustainability issues and problems. The latter have, in part, been established from the results of the initial evidence gathering and stakeholder engagement and with regard to the Sustainability Framework of the emerging Mid Sussex District Plan.
- 8.5. Based on this, the sustainability objectives and indicators (the Sustainability Framework) of the Slaugham Parish Neighbourhood Plan are as follows:

Environmental - Objective 1 - Countryside And Landscape Character

- 8.6. To conserve and enhance the countryside areas of the parish and landscape character

Indicators

- Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development;
- Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.

Environmental - Objective 2 - Ecology

- 8.7. To protect and enhance the biodiversity of the parish.

Indicators

- Sussex Wildlife Trust records;
- Quality and condition of local watercourses;
- Extent of Ancient and Semi-Natural Woodland within the parish.

Environmental - Objective 3 - Heritage Assets

- 8.8. To protect and enhance the heritage assets of the parish.

Indicators

- Number and condition of Listed Buildings;
- Condition of Scheduled Ancient Monument.
- Number of heritage assets and their setting protected as part of development

Environmental - Objective 4 - Water & Flooding

- 8.9. To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

Indicators

- Number of properties at risk of flooding within the parish, as defined by the Environment Agency Flood Maps;
- Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Environmental - Objective 5 - Climate Change

- 8.10. To reduce the parish's impact on climate change and prepare the community and environment for its impacts.

Indicators

- Number of Green energy developments and installations in the parish;
- Number of developments built to exceed standard Building Regulation requirements;
- Number of households within a 10 minute walk of a bus stop with a service of a frequency of 1 hour or more during the working day.

Environmental - Objective 6 - Transport

- 8.11. Improve highway safety.

Indicators

- Police accident data;
- Number of highway safety schemes delivered within the parish.

Social - Objective 7 - Housing

- 8.12. To provide housing suitable to people's needs and that they can afford.

Indicators

- Number of new home completions;
- Number of affordable dwelling completions (as defined in Annex 2 of the NPPF);
- Number registered on the Council's housing waiting list wishing to live within the parish.

Social - Objective 8 - Crime

- 8.13. To ensure residents live in a safe environment.

Indicators

- Overall crime rates;
- Number of domestic burglaries.

Social - Objective 9 - Sustainable Transport Patterns

- 8.14. To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

Indicators

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Level of bus service provision within the parish;
- Number of households within a 10 minute walk (approximately 800m) of a bus stop with a frequency of more than 1 per hour during the working day.

Social - Objective 10 - Community Infrastructure

- 8.15. To maintain and enhance community infrastructure provision within the parish.

Indicators

- Extent and condition of community infrastructure facilities in the parish;
- Quantum of new community infrastructure delivered in the parish;
- Quantum of Section 106 monies secured to contribute to community infrastructure provision in the parish;
- Number of households within a 10 minute walk (approximately 800m) of public recreational space.

Economic - Objective 11 - Economy

- 8.16. To maintain and enhance employment opportunity and provision within the parish.

Indicators

- Levels of unemployment within the parish;
- Total amount of employment floor space created in the parish;
- Amount of employment floor space lost to other uses in the parish;
- Amount of employment floor space in the parish.

Economic - Objective 12 - Wealth

- 8.17. To ensure high and stable levels of employment and address disparities in employment opportunities in the parish so residents can benefit from economic growth.

Indicators

- Indices of Multiple Deprivation;
- Percentage of residents who are economically active and employed;
- Percentage of residents who are unemployed.

Economic - Objective 13 - Retail

8.18. To maintain and enhance retail facilities within the parish.

Indicators

- Total amount of retail floor space created in the parish;
- Amount of retail floor space lost to other uses in the parish;
- Number of households within a 10 minute walk (approximately 800m) from retail facilities.

9. STAGE A5 – CONSULTING ON THE SCOPE OF THE SUSTAINABILITY APPRAISAL

- 9.1 The Scoping Report, which sets out the scope and level of detail of the information, must be consulted on with the consultation bodies as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004. The consultation bodies referred to are Historic England, Natural England and the Environment Agency.
- 9.2 Where a consultation body decides to respond, it should do so within five weeks of receipt of the Scoping Report.
- 9.3 Consultation on the Slaugham Scoping Report will take place from 25 July 2016- 30 August 2016.
- 9.4 Comments are welcomed via email (laura.bourke@dowsettmayhew.com) or in writing to Dowsettmayhew Planning Partnership, 63a Ship Street, Brighton, BN1 1AE.

Appendix A: Plans, Programmes, Policies, Strategies and Initiatives that may influence the contents of the Hassocks Neighbourhood Plan

- EU Directive 2001 - Strategic Environmental Assessments.
- A Practical Guide to Strategic Environmental Assessment Directive - September 2005.
- Localism Act 2011.
- National Planning Policy Framework - March 2012.
- National Planning Policy Framework.
- Statutory Instruments No.2012:637, The Neighbourhood Planning (General) Regulations 2012.
- Mid Sussex District Council (MSDC) Saved Policies of the Local Plan (2004).
- MSDC Focussed Amendments to the Pre Submission Draft District Plan, November 2015
- MSDC Focussed Amendments Sustainability Appraisal, November 2015
- MSDC District Plan 2014- 2031- Pre Submission Draft District Plan, June 2015
- MSDC District Plan 2014- 2031- Sustainability Appraisal, June 2015
- MSDC District Plan 2014 - 2031 - Consultation Draft - October 2014
- MSDC District Plan 2014 - 2031 - Sustainability Appraisal (incorporating Strategic Environmental Assessment) - Consultation Draft - October 2014
- MSDC Habitat Regulations Assessment - October 2014.
- MSDC Capacity to Accommodate Development Study - June 2014.
- MSDC Strategic Housing Market Assessment - May 2009.
- Northern West Sussex - Mid Sussex Strategic Housing Market Assessment Update - October 2012.
- MSDC Housing Assessment - October 2011.
- MSDC Housing Land Supply 2011/2012.
- MSDC Housing Land Supply 2012/2013.
- MSDC Revised Housing Supply Document - March 2013.
- Northern West Sussex - Housing Market Assessment - Affordable Housing Needs Update - October 2014.
- MSDC Gypsy & Traveller Accommodation Needs Assessment - 2014
- MSDC Economic Development Strategy - June 2013.
- Northern West Sussex Economic Appraisal Part 1. Employment Land Review - September 2009.
- Northern West Sussex Employment Land Review Part 2. Final Report - October 2010.

- Northern West Sussex Economic Growth Assessment - April 2014
- WSCC Economic Growth in West Sussex an Economic Strategy for West Sussex 2012-2020 - August 2012.
- MSDC Mid Sussex Transport Study, Stage 1 Final Report - December 2012.
- MSDC Mid Sussex Transport Study, Stage 2 Final Report - September 2013
- MSDC Strategic Flood Risk Assessment - March 2008.
- MSDC Sequential Flood Risk Test - May 2013.
- Mid Sussex District Health Profile 2012.
- Strategic Flood Risk Assessment Map - Hassocks.
- MSDC New Market Town Study - August 2010.
- MSDC PPG17 Assessment - September 2006.
- MSDC Revision of the Ancient Woodland Inventory Report - February 2007.
- MSDC Landscape Capacity Study - July 2007.
- MSDC Transport Study - September 2013.
- MSDC Retail Study - November 2014.
- MSDC Draft Infrastructure Development Plan - May 2013.
- MSDC Sustainable Energy Study - Final Report - October 2014
- West Sussex District Council (WSDC) The State of the County, An Economic , Social and Environmental Audit of West Sussex - November 2006.
- WSCC Strategic Waste Site Allocations Development Plan Document, Preferred Options - January 2007.
- WSCC Landscape Strategy & Vision - September 2010.
- WSCC Indices of Deprivation 2010 Results and Analysis Report - May 2011.
- WSCC West Sussex Life 2012 - September 2013.
- WSCC Waste Forecasts and Capacity Review 2012 - March 2013.
- WSCC Planning School Places - 2014.
- South Downs National Park (SDNP), Local Plan: Preferred Options, July 2015
- SDNP Housing Requirements Study: Final Report - October 2011.
- SDNP Employment Land Review - May 2012.
- SDNP Integrated Landscape Character Assessment - 2011.
- MSDC Burgess Hill Employment Site Study - October 2012.
- Burgess Hill Town Council (BHTC) Visioning the Future - 2007.

- BHTC Feasibility Study for Development Options at Burgess Hill.
- BHTC Town Wide Strategy for the Next 20 Years - August 2011.
- BHTC Scoping Report for Sustainability Appraisal - July 2012.
- South East Water, Water Resources Management Plan, 2015-2040.
- Southern Water, Water Resources Plan - 2015-2040.
- River Adur Catchment Flood Management Plan 2009.
- River Ouse Catchment Flood Management Plan 200
- South East River Basin Management Plan 2009.
- English Heritage Map Data.
- Multi-Agency Geographic Information.
- Census Data 2001.
- Census Data 2011.
- Indices of Multiple Deprivation 2010 and 2015

APPENDIX 3
(Housing Needs Consideration Report & NPSG
Minutes)

Housing Need Considerations for Slaughtam Neighbourhood Plan

Prepared for
Slaughtam Parish Council

Prepared by
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September 2016

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Appendix 1

Slaugham Parish: Planning Permissions Granted and Completions since April 2014

1. INTRODUCTION

- 1.1. This document is part of the evidence base that will support and inform decisions made by Slaugham Parish Council (SPC) in respect of the emerging Slaugham Neighbourhood Plan (SNP).
- 1.2. The document seeks to bring together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish up to the period 2031; and for this to be facilitated by policies in the emerging SNP.
- 1.3. The Neighbourhood Plan, once adopted, will comprise part of the Development Plan of Mid Sussex District Council (MSDC). It will have a significant influence on the determination of planning applications within the Parish, for amongst other things, new housing.
- 1.4. As a result, the Neighbourhood Plan, must be prepared having regard to higher tier planning policies, including at a District and National level.
- 1.5. The current adopted Development Plan for MSDC is the Mid Sussex Local Plan 2004. The Plan sets out policies and specific proposals for the development and use of land to guide planning decisions. The Mid Sussex Local Plan 2004, initially covered the period 2004 to 2006. The majority of the policies were saved in 2007 until replaced by a new Development Plan document
- 1.6. The Parish have also been mindful of the emerging District Plan which MSDC are preparing to cover the period up to 2031. Pre-Submission consultation took place in June-July 2015. The Council published a further consultation on “Focussed Amendments” to the Pre-Submission Draft District Plan in November 2015. As part of this, the Council reviewed it’s strategy on housing and set out a revised housing provision figure of 13,600 (an increase of 2,550 since the previous consultation).
- 1.7. The Council have now published the Submission Version District Plan and this was submitted to the Secretary of State on 23 August 2016. In due course, it will be the subject of independent examination and the Council anticipate this will be in Autumn 2016. Adoption is therefore not anticipated until the end of 2016 at the earliest.
- 1.8. In preparation of this document, regard has been paid to relevant higher tier planning guidance, together with and including MSDC’s Objectively Assessed Need for Housing including the Housing and Economic Development Needs Assessment (HEDNA) which was published in February 2015 and updated in November 2015. Regard has also been paid to the ‘Addendum to the Housing and Economic Development Needs Assessment’ (June 2016) which establishes the OAN for Mid Sussex as 754dpa, an increase of 59dpa. This increase is largely due to newly released population projections showing a higher level of population growth than previously estimated. The rates at which the population are likely to form households remain unchanged
- 1.9. Slaugham Parish lies in the northern part of the Mid Sussex and covers 24sq km (9.459 sq miles). To the north and west of the Parish are the Borough of Crawley and the District of Horsham respectively. It is predominantly rural in character, with the majority¹ set in the High Weald Area of Outstanding Natural Beauty (AONB). The Parish has four distinct settlements, comprising the

¹ the exception is a small area north of Pease Pottage

villages of Handcross, Pease Pottage, Warninglid and Slaugham and is one of the larger parishes within Mid Sussex.

- 1.10. In preparing this document, empirical data on the Parish has predominantly been sourced from published Census data from 2001 and 2011. This shows that the total population of the Parish in 2011 was 2,769. This was an increase of 543 people from 2001. There were a total of 1,131 households.
- 1.11. This report sets out Housing Need Considerations for the Parish over the period 2014 to 2031. This is to reflect the period of the District Plan (2014-2031).
- 1.12. Since April 2014 up to May 2016 planning permission has been granted for 215/230² new houses in the Parish. A total of 54 dwellings have also been completed since the start of the Plan period (see Appendix 1).
- 1.13. This report sets out a variety of methodologies for undertaking housing need considerations. These both stand alone, and in combination, have resulted in a range of potential housing numbers for consideration to be facilitated through the Neighbourhood Plan, up to the period 2031.

2. METHOD 1 - AIRS AFFORDABLE HOUSING NEEDS ASSESSMENT PROJECTION

- 2.1. In May 2010, Action in Rural Sussex (AIRS) produced a report for the Parish Council on the existing need for affordable housing within the Parish. This looked to provide a “snap shot” of those people living in, or with links to, the Parish who were in need of affordable housing.
- 2.2. At the time of the report being produced, there were 15 households identified as being in need of housing within the Parish (8 in housing need were families with children and 7 in housing needs were couples). In order to deliver this level of affordable housing, it is assumed there would be a need for some associated open market housing. This open market housing would facilitate the provision of affordable housing.
- 2.3. The emerging District Plan has an affordable housing requirement ³ which notes the LPA will seek;
 - For all residential developments with a site area which exceed 0.5 hectares in size (irrespective of the number of dwellings or the combined gross floorspace area to be provided) to provide a minimum of 20% starter homes.
 - For residential development providing a combined gross floorspace area of more than 1,000m² but a net increase of less than 10 dwellings and with a site area of less than 0.5 hectares in size the provision of a minimum of 40% affordable housing (with no starter homes).
 - For residential developments providing a net increase of 10 dwellings, the provision of a minimum 20% starter homes units is required. If such sites exceed a maximum combined gross floorspace area of more than 1,000m² the provision of a minimum 40% affordable

² The difference of 15 dwellings arises from the grant of two planning permissions on the same site for different numbers of dwellings - see 12/04032 and 12/04033

³ Policy DC29 of the Submission Version District Plan (August 2016)

housing provision of which 20% will be starter home units with the remaining 20% affordable housing provision will also be provided.

- For all residential developments providing a net increase of 11 dwellings or above (irrespective of if a combined gross floorspace area of 1,000m² is exceeded), a minimum of 40% (20% starter home units/ 20% affordable housing provision) will be required.

2.4. The policy also states that within the High Weald AONB:

- For residential developments providing a net increase of 6-9 dwellings, a commuted payment towards off-site provision, equivalent to providing a minimum 40% on-site affordable housing (with no starter home units)
- For such sites exceeding 0.5ha, a minimum 40% affordable housing provision of which half will be on-site starter home units; and half other forms of affordable housing as a commuted payment towards off-site provision, equivalent to providing the remaining half of the affordable housing on-site.

2.5. On this basis there are 3 scenarios proposed, against which to assess how 15 new affordable houses might be delivered within the Parish.

- AD1 - Assume an overall affordable housing delivery rate of 20% as a proportion of total housing delivered.
- AD2 - Assume an overall affordable housing delivery rate of 30% as a proportion of total housing delivered.
- AD3 - Assume an overall affordable housing delivery rate of 40% as a proportion of total housing delivered.

2.6. The additional housing requirement in these scenarios is:

- AD1 - **75 new dwellings.**
- AD2 - **50 new dwellings.**
- AD3 - **38 new dwellings.**

3. METHOD 2 - PARISH CHANGE BETWEEN 2001 AND 2011 PROJECTION

3.1. The Census data of 2001-2011 reveals the change that has occurred within the Parish over the period, in terms of both population and household formation. This is detailed below:

- 2001 Census, Slaugham Parish: Total Population - 2226. Total Households - 948.
- 2011 Census, Slaugham Parish: Total Population - 2769. Total Households -1131.
- Increase in Population between 2001 & 2011: 543.
- Increase in Households between 2001 & 2011: 183.

3.1. Based on this 10 year period of change, and assuming it continues at the same rate, it is possible to consider the housing need that would result over the period 2011-2031.

3.2. If the number of dwellings in the Parish continued to grow at the same rate as occurred between 2001-2011, over the period 2011-2031, there would be a need for **366 new dwellings**.

4. METHOD 3 - HOUSEHOLD FORMATION PROJECTION

4.1. The size of each household in the Parish, and any change to this, has a direct impact on the number of dwellings needed to serve any given population.

4.2. There is a long term trend in England of decreasing household size. This reflects socio and demographic profiles of an ageing population, and increasing independence of both the young and old.

4.3. Census data from 2001 and 2011 reveals that:

- 2001 Slaugham Parish average household size: 2.348 people per dwelling.
- 2011 Slaugham Parish average household size: 2.448 people per dwelling.
- 2001 Mid Sussex District average household size: 2.451 people per dwelling.
- 2011 Mid Sussex District average household size: 2.436 people per dwelling.

4.5. The latest central government projections⁴ released in July 2016 indicate that Mid Sussex District is expected to see average household size decrease to 2.27 in 2029 and 2.23 in 2034. Assuming the figure in 2031 would be 2.25 this would equate to a decrease in average household in size of 7.6%⁵ between 2011 and 2031.

4.6. The average household size in the Parish was smaller than the Mid Sussex District average in 2001 but was marginally higher in 2011. This would suggest that the type of housing being delivered in Slaugham over that 10 year period tended to be larger, family sized dwellings, rather than smaller houses and flat developments; and/ or that previous households have increased in size.

4.7. From this information there are two scenarios which could be reasonably assumed to arise over the plan period from changes to average household sizes.

- AHS1 - Projected reduction in average household size in the Parish, inline with projections for Mid Sussex District; a decrease in the average household size by 7.6%. This would equate to an average household size in Slaugham Parish of some 2.26 people per dwelling.
- AHS2 - Projected average household size remaining unchanged from 2011. This would remain at an average household size in Slaugham Parish of 2.448 people per dwelling.

4.8. Based on these projections, it is possible to estimate the number of additional dwellings required to meet the existing population of the Parish:

- ASH1 - would result in the need for an additional **94 new dwellings**.
- ASH2 - would result in the need for an additional **0 new dwellings**.

⁴ DCLG 2014-based Household Projections

⁵ Based on the average household size in the District of 2.436 people as at 2011

5. METHOD 4 - TREND-BASED DEMOGRAPHIC PROJECTION

- 5.1. Population projections published in May 2016⁶, predict a population increase in Mid Sussex district from 139,860 in 2011⁷ to some 166,000 in 2031. This is an 18.6% population increase. This would equate to a further 26,140 people living in Mid Sussex District.
- 5.2. If an 18.6% population growth were applied to Slaugham Parish between 2011-2031, this would equate to a population growth of 515 new people living in the Parish, and an overall population of 3284.
- 5.3. This projection can be combined with the household formation projections in Methodology 3 to provide the following housing need requirements:
 - TB1/AHS1 (average household size of 2.26): **322 new dwellings**.
 - TB1/AHS2 (average household size of 2.448): **210 new dwellings**.

6. METHOD 5 - POLICY PROJECTION

- 6.1. The District Plan sets out the planned housing growth over 2014-2031, for a total of 13,600 new homes. Integral to this is 2,262 homes throughout the District as allocated through future⁸ Neighbourhood Plans, the Site Allocations document and identified SHLAA sites⁹.
- 6.2. Based on this, it is possible to assess a 'fair-share' distribution of the Neighbourhood Plan housing delivery figure within the Parish based on the population of the Parish as a % of the rest of Mid Sussex District.
- 6.3. This is calculated via a distribution of 2,262 new homes amongst those parishes which had yet to have their Neighbourhood Plan "made" as at June 2016¹⁰. This is all the parishes of Mid Sussex except for;
 - Ardingly - population 1695¹¹;
 - Ashurst Wood - population 723;
 - Burgess Hill - population 29750;
 - Crawley Down - 5,500 population¹²;

⁶ Office for National Statistics (ONS) Populations Projections for England and Wales 2015

⁷ Source - Census data 2011

⁸ As at June 2016

⁹ Policy DC5 of the Submission Version District Plan (August 2016)

¹⁰ see page 29 of the Submission Version District Plan (August 2016)

¹¹ Source of populations - Census data 2011

¹² Source - Crawley Down Neighbourhood Plan

- Cuckfield - population of 3500;
- Hurstpierpoint and Sayers Common - population 7112;
- Lindfield and Lindfield Rural - population 8362;
- Turners Hill - population 1623;
- Twineham - population 306;
- West Hoathly - population 2065.

6.4. By excluding the population of these parishes (60,635), this leaves a residual District population of 79,224¹³. Slaugham Parish comprises 3.5% of this figure¹⁴.

6.5. By applying 3.5% to the 2262 new homes sought to be delivered under emerging policy DC5 of the District Plan in future number plans¹⁵, the Parish would need to provide 79 new dwellings between 2014-2031.

- Slaugham Parish fair-share against population = **79 new dwellings**.

6.7. It should be noted that this methodology relates to the Parish's contribution to the "2,262" new homes to be delivered via site allocations in Neighbourhood Plans. This methodology therefore does not include any allowance for housing coming forward via "windfall" development i.e. sites which come forward for housing over the Plan period on unidentified sites.

6.8. Policy DP5 of the District Plan makes a allowance for 450 dwellings within the District to come forward via windfall sites over the Plan period.

7. METHOD 6 - HOUSING AND ECONOMIC DEVELOPMENT NEEDS ASSESSMENT

7.1. The District Plan (Policy DP5) proposes delivery of some 13,600 new dwellings in the District between 2014-2031 at an average of 800 homes per annum. The Plan envisages strategic developments north and north-west of Burgess Hill (3,500 new homes), east of Pease Pottage (600 new homes) and 2262 through future Neighbourhood Plans, Site Allocations document and identified SHLAA sites. The Policy also makes an allowance of 450 dwellings to come forward via windfall. Policy DP5 includes the number of completions for 2014/2015 which total 630 and the number of completions for 2015/16 which total 868.

7.2. The District published a HEDNA in February 2015. Since then further updates have been undertaken in light of new household projections and further analysis on market signals. The latest update was published in November 2015. An addendum to the HEDNA was subsequently released in August 2016 to take into account the impact of new population and household projections and housing for older people; provision of specialist accommodation or care.

¹³ based on a district population of 139,860 - source census 2011

¹⁴ based on a parish population of 2769 - source census 2011

¹⁵ as at June 2016

- 7.3. The HEDNA sets out the methodology and calculation of the District's housing and economic development need and is in effect the District Councils Strategic Housing Market Assessment. It sets out;
- Starting point OAN
 - Sensitivity testing and adjustments
 - Market signals
 - Affordable housing /specific housing need
 - Balancing housing and jobs
- 7.1. The HEDNA concludes that a housing provision that meets the OAN of 754dpa, an increase of 59 dpa since the November 2015 update. The increase is largely due to newly released population projections showing a higher level of population growth than previously estimated. The rate at which the population are likely to form households remain unchanged.
- 7.2. The HEDNA (November 2015) references the implications for Neighbourhood Plans. It notes that the identified OAHN figure for the District of 11152 new homes over the Plan period (695 pa) has been distributed to each town/parish based on the proportion of the District's households and population (as per Census 2011); and this provides a 'starting point' for parishes in preparing neighbourhood plans. For Slaugham, this approach results in **220 dwellings** over the SNP period.
- 7.3. However, it is important to note that the HEDNA explains that "the numbers are by no means a requirement or target". They note that that figures can be used alongside local evidence on housing need that the parish may have; and that Neighbourhood Plans will give further consideration to determine the overall plan provision within each Neighbourhood Plan.
- 7.4. As previously acknowledged the District Plan (DP5) sets out the number of homes to be delivered over the Plan period. However the neighbourhood plan allocation of 2262 does not correlate with the 11,152 homes distributed to parishes as a 'starting point' in Table 24 of the HEDNA Update November 2015.
- 7.5. It is considered the main reason for this conflict is due to Table 24 of the HEDNA making no allowance for the delivery of housing via completions since 2014; housing commitments; and strategic development allocations which includes 3,500 in Burgess Hill and 600 at Pease Pottage.

8. METHOD 7 - ECONOMIC PROJECTION

- 8.1. MSDC has commissioned a number of studies related to the future economic performance and demand, which together make up a full assessment of economic development needs. These include;
- Northern West Sussex Economic Growth Assessment (NLP, 2014)
 - Burgess Hill Employment Sites Study (Chilmark, 2015)
 - Strategic Employment Land Availability Assessment (Chilmark, 2015)

- 8.1. The 2011 Census contains information about employment rates in Slaugham Parish and Mid Sussex District.
- 8.2. For Slaugham Parish, the working age population (16-74) in 2011 was 1949. This equated to some 70% of the total population. Of this figure 1521 were economically active and 428 economically inactive (studying, retired, unable to work or unemployed). The economic activity rate of the total population was therefore 55%.
- 8.3. From this, it is possible to calculate the proportion of new jobs that might be formed within Slaugham Parish; based on the population and household data.
- 8.4. Within the HEDNA (November 2015), the economic development needs of the District over the Plan period is considered.
- 8.5. This notes that latest forecasts for the period 2014-2031 are for an increase of 4790 jobs (Full time equivalent FTE), and that this equates to 282 jobs per annum¹⁶. Noting the planned provision of additional employment space, the report concludes that a total of 5000 jobs are therefore anticipated to be created during the plan period until 2031, equating to an average of 294 jobs per annum¹⁷.
- 8.6. Applying a fair share population distribution of this job growth through the Plan area would result in the need for Slaugham to deliver 99 jobs over the Plan period (including 1.98% of 5000). If all those jobs were to be filled by residents of Slaugham and all on a FTE basis, it is possible to calculate the number of new dwellings needed to meet this level of economic growth.
- 8.7. Applying the economic active rate of parish residents in 2011 (55%) results in the need for a population increase of 180.
- 8.10. This population increase can then be cross referenced with the household formation scenarios to produce 2 potential housing growth scenarios.
 - E1/AHS1: **80 new dwellings.**
 - E1/AHS2: **74 new dwellings.**

9. CONSIDERATIONS

- 9.1. This report considers a variety of sources of empirical data and range of methodologies to enable assessments to be made with regard to the Housing Need Considerations within the Parish over the period 2011 - 2031.
- 9.2. These have been determined with full regard to adopted planning policy at a National and Local level.

¹⁶ para 7.12 HEDNA November 2015

¹⁷ para 7.16 HEDNA November 2015

- 9.3. The housing need calculation for the parish is complicated by the emerging strategic allocation of 600 dwellings on land to the north-east of Pease Pottage in the Submission Version District Plan.¹⁸ The supporting text to this allocation indicates that this development will contribute towards the unmet housing need within Crawley. This lies immediately beyond the district boundary.
- 9.4. Noting this, and notwithstanding the identification of 13,600 homes in Mid Sussex over the plan period includes, in part, a contribution to meeting the needs of adjoining authorities, the allocation of 600 dwellings within the parish under Policy DP9A is omitted from this Housing Needs Consideration report. It therefore assumes that this allocation will not contribute toward the delivery of housing to meet the parish's needs.
- 9.5. It should also be noted that the methodologies are based on time periods that vary between 2011¹⁹ to 2014²⁰. This is necessary, having regard to the base data upon which the methodology is reliant.
- 9.6. Methodology 1 is based on a housing need taken as an indicative snapshot in time; methodologies 2, 3 and 4 are based on a time period of 2011-2031; and methodologies 5, 6 and 7 are based on a time period of 2014-2031.
- 9.7. Therefore, in order to provide a 'like-for-like' comparison of the results of these methodologies over the plan period, it is reasonable to apply a pro-rata calculation based on a the annualised housing need over the plan period of 2014 to 2031. This would result in the following housing need from the methodologies over the plan period:
- ▶ Methodology 1 - AD1 - 75 new dwellings;
 - ▶ Methodology 1 - AD2 - 50 new dwellings;
 - ▶ Methodology 1 - AD3 - 38 new dwellings;
 - ▶ Methodology 2 - $366/20 \times 17$ - 311 new dwellings;
 - ▶ Methodology 3 - AHS1 - 80 new dwellings;
 - ▶ Methodology 3 - AHS2 - 0 new dwellings;
 - ▶ Methodology 4 TB1/AHS1 - $322/20 \times 17$ - 273 new dwellings;
 - ▶ Methodology 4 TB1/AHS2 - $210/20 \times 17$ - 179 new dwellings;
 - ▶ Methodology 5 - 79 new dwellings;
 - ▶ Methodology 6 - 220 new dwellings;
 - ▶ Methodology 7 - E1/AHS1 - 80 new dwellings;
 - ▶ Methodology 7 - E1/AHS2 - 74 new dwellings.

¹⁸ see Policy DP9A

¹⁹ the date of the last census

²⁰ the start date of the Neighbourhood Plan and emerging District Plan period

- 9.1. It is also important to note that since the start of the Neighbourhood Plan (i.e. 01st April 2014), there have been a number of residential development schemes that have either been built (completions) or approved (commitments). These are detailed at Appendix 1.²¹
- 9.2. These show that dwellings 54 have been completed and 215/230 dwellings have been approved.
- 9.3. Both of these sources contribute toward meeting housing need over the plan period. They therefore need to be considered when determining the residual housing need over the remainder of the plan period.
- 9.4. This indicates that the completions and commitments in the parish since the start of the plan period result in a housing delivery well in excess of the lower end of the housing need range identified by the methodologies, and close to the upper end. This suggests that further housing need, to be facilitated through the Neighbourhood Plan via allocations and/ or windfall, under most methodologies is relatively modest.
- 9.5. It is noted that the methodologies produce a wide range of housing need. Having regard to this, it is important to note that Methodology 3, does not take account of an increase in population, but rather considers the housing need for the resident population only. At the upper end of the range, it is important to note that methodology 2 is an extrapolation of housing growth figures within the parish between 2001 and 2011. Both of these methodologies fail to take account of the more analytical approach to projections contained in other methodologies.
- 9.6. Furthermore, it is important to note that some other methodologies are reliant upon emerging District Plan figures. It is acknowledged that these may change prior to adoption of that Plan.
- 9.7. Also, it is important to note that the housing need figure from methodology 5 should not discount completions, commitments or windfall, as these are all identified separately under Policy DP5 of the Submission Version District Plan.

²¹ Source - Mid Sussex District Council

APPENDIX 1

**(Slaugham Parish: Planning Permissions Granted
and Completions since April 2014)**

Appendix 1: Slaughtam Parish: Planning Permissions Granted and Completions since April 2014

Application Reference	Number of Units	Address	Granted	Completion date
14/01871/FUL	Replacement dwelling	Oaklands Farm	25/07/2014	MSDC note development has not commenced.
14/02534/FUL	7	Municiple Security Ltd Seospace House Brighton Road Handcross	25/09/2014	MSDC note development has not commenced.
11/02022/FUL	Replacement dwelling	Brantridge Forest Farm Handcross Road Balcombe Haywards Heath West Sussex RH17 6JX	31/08/2011	MSDC note development complete 15/16
12/04033/OUT and 12/04032/OUT	90 75	Land South West Of Handcross Primary School London Road Handcross West Sussex	Allowed on appeal 01 May 2014	MSDC note development has not commenced.
14/01377/FUL	1	The Old Squash Court, Warninglid Grange, Warninglid.	19/08/2014	MSDC note development has commenced.
09/00172/FUL	1	The Old Squash Court Warninglid Grange Warninglid Lane Warninglid	05/05/2010	MSDC note development has commenced
10/03621/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	25/01/2010	MSDC note development complete 14/15
13/04251/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	12/02/2014	MSDC note development not commenced.

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since April 2014

Application Reference	Number of Units	Address	Granted	Completion date
14/02400/FUL Demolition of existing two storey detached dwelling and replacement with single dwelling house and ancillary accommodation. This application is a renewal of approved application 11/01735/FUL	1	The Hollies Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TH	01/09/2014	MSDC note development not commenced.
12/03383/FUL	1 Part conversion of existing office building into 2 storey dwelling.	Devonshire House, High Street, Handcross, Haywards Heath	23/11/2012	MSDC note development complete 15/16.
12/02128/FUL	51	Land North Of Black Swan Close Pease Pottage West Sussex	Granted on appeal 26 March 2013	MSDC note development complete 15/16
13/00550/FUL	1	Wicket View, Cuckfield Lane, Warninglid, Haywards Heath	18/04/2013	MSDC note development complete 15/16
13/04069/FUL	1	High Beeches Nurseries, High Beeches Lane, Handcross, Haywards Heath	17/01/2014	MSDC note development not commenced.

Appendix 1: Slaughtam Parish: Planning Permissions Granted and Completions since April 2014

Application Reference	Number of Units	Address	Granted	Completion date
13/03768/FUL	7	Land At Caburn And St Georges House Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ	04/02/2014	MSDC note development not commenced.
14/01884/PDOFF	2	Baron Hall, Horsham Road, Pease Pottage, West Sussex	03/07/2014	MSDC note development not commenced.
14/02243 16/0733	1	Land adjacent to 47 Black Swan Close Pease Pottage	22/09/2014 12/04/2016	MSDC note development not commenced.
14/02766/FUL	Replacement dwelling	Fir Tree Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TQ	02/10/2014	MSDC note development commenced.
14/02942/FUL	1	Rose Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TY	13/10/2014	MSDC note development not commenced.
14/02870/FUL	1	SOUTHGATE FARM, CUCKFIELD LANE, WARNINGLID, HAYWARDS HEATH	16/02/2015	MSDC note development not commenced.
13/02994/OUT	95	Pease Pottage Golf Course and Driving Range	Granted on appeal 04 Nov 2014	MSDC note development commenced.

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since April 2014

Application Reference	Number of Units	Address	Granted	Completion date
DM/15/0458	7	Sherwood Works, Brighton Road	24 July 2015	MSDC note development not commenced.
DM/15/0359	6	Allotment Gardens High Street Handcross West Sussex	09 October 2015	MSDC note development not commenced.
DM/15/0160	N/A- Replace corrugated iron roof with Decra tiling.	Dumbrells Church Platt Cuckfield Haywards Heath West Sussex RH17 5LA.	N/A	N/A
14/01165	2	Home Farm Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	27/05/15	MSDC note development not commenced.
DM/15/1705	Replacement dwelling	Cedar Cottage Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	16/06/15	MSDC note development not commenced.
DM/16/1249	1	The Reservoir Starvemouse Farm Parish Lane Pease Pottage West Sussex RH10 5NY	17/05/2016	MSDC note development not commenced.

Completions up to 14/15 -15/16 = 54

Permissions from 01/04/14 - 17/05/2016= 215 or 230 (This total differs given the numbers granted on appeal under 12/04033/OUT and 12/04032/OUT)

TOTAL= 269/2844

SLAUGHAM PARISH COUNCIL
2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB
NEIGHBOURHOOD PLANNING
CLOSED MEETING 16th May 2017

Sally Mclean – Clerk to the Council
Email clerk@slaughampc.org.uk
Website: <http://www.slaughampc.org.uk>

Present: Julia, John, David, Lesley, Bob, Pete, Ed

Others Present: None

1 Apologies for absence: Patricia,

2 Review Exhibition Analysis 7th & 8th April – Members cc'd in advance to review the analysis

Site Exhibitions held 7th & 8th April were very well attended, with lots of positive feedback, 51 attendees on Friday with 19 feedback forms and 73 attended on Saturday with 44 feedback forms. Some of the forms were completed as couples. A brief initial summary identified site/s 127 St Martins Close/Coos Lane as the most preferred sites for future development, with the least preferred was Site 181 Warren Cottage Fields

2.1 Members to agree process for publication of the analysis of the data collated, explanation format etc Sally with Council Member assistance provided the Committee in advance of the meeting with the data received during the exhibition.

The information was collated asking residents to sign into the exhibition and complete a small questionnaire asking non leading questions surrounding housing requirements and sites.

2.2 Members to discuss next stages and resolve allocation of sites in preparation for the next convenient public meeting – TBA Members felt that to schedule a meeting at this stage was not required.

3 What is required for the next stages to drafting of the plan:

3.1 Members are asked to review and agree the policies previously discussed cc'd in advance of this meeting. APPROVED

3.2 What is required to finalise the documentation. To be approved by Council

Members agreed that a site allocation briefing note was required to inform and support the recent site allocation exhibition findings. The briefing note will form part of the evidence base material that will support and inform decisions made by Slaugham Parish Council (SPC) in respect of the emerging Slaugham Neighbourhood Plan (SNP). Its overriding purpose is to bring together a range of evidence material from a variety of sources that will inform Council on the level of housing that may still need to be delivered in the Parish up to the period 2031. This will be issued to Council before the next convenient meeting being held on the 25th May 2017.

Recommendation to Council: The Committee recommended the following:

A. The Housing Need of the Parish At a meeting/s held in October and December 2016 where the Committee agreed to adopt a variety of methodologies for undertaking housing need considerations. These both stand alone, and in combination, have resulted in a range of potential housing numbers for consideration to be facilitated through the Neighbourhood Plan, up to the period 2031. By applying this methods it is estimated that the numbers range between 270-310 (excluding the strategic allocation at Hardridings Farm). Some of these numbers have already been met in developments that have been delivered in the Parish since April 2014.

B. Sites to be allocated Taking the PHLAA, site assessments sustainability appraisal and the feedback from the public exhibitions, the Council allocate the following land for the provision of up to 65/70 units. St Martins Close EAST (first five years) St Martins Close WEST (second five years) reserve site due to the changing environment of the District Plan.

A discussion surrounding the evidence material, the emerging district plan along with the fact that SPC have a requirement to look at any future housing during the plan period - 2031, in addition to other overriding factors in delivering housing in perpetuity to meet local needs and to find a long term solution to financing a replacement Handcross Community Facility. Members RESOLVED to approve the site allocation for St Martins Close EAST/WEST as specified within the briefing note. The next stage will be to advise Council's planning consultants and the drafting of the plan will commence.

3.3 Review by MSDC ahead of Regulation 14 – Should the above be agreed Laura and Dale will issue the revised draft documentation to MSDC ahead of publication for feedback, this is complicated due to elections and the district plan examination, Laura will advise.

3.4 What if anything else required ahead of Regulation 14 in preparing the Community - flyers notice boards, public meeting, website etc? The comms team have prepared the flyers, banners and have ordered lettering that will give the dates once agreed. Sally is liaising with Royal Mail and costs for flyer delivery to every household in the Parish.

3.5 Impacts on the MSDC District Plan - Confirmation as to whether we are required to wait for finalisation e.g election? The examination is still in progress SPCNHP have been informed to work at a steady pace to ensure conformity with the District Plan.

4 Actions - Pete Clark to draft supporting text for the exhibition.

Sally to draft briefing note and email for review comment before issuing to the members of Council in advance of the meeting scheduled for the 25th May 2017

Date of Next Public Meeting/s: TBA

APPENDIX 4

**(Parish Housing Land Availability Assessment &
Addendum)**

Slaugham Parish Housing Land Availability Assessment

Prepared for
Slaugham Parish Council

Prepared by
Dale Mayhew BA (Hons) BTP MRTPI

January 2017

Version FINAL

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Appendices

Appendix 1	Maps of sites within Slaugham Parish as detailed in the Mid Sussex SHLAA (April 2016) - both 'included' and 'excluded' for assessment
Appendix 2	Mid Sussex SHLAA justification for exclusion of sites from further assessment
Appendix 3	Sites with Planning Permission for housing development since 2014, or construction completed since 2014
Appendix 4	Summary details of Slaugham Parish Council's 'Call for Sites'
Appendix 5	Slaugham Parish Housing Site Assessments

1. INTRODUCTION

- 1.1. The Slaugham Parish Council (SPC) Housing Land Availability Assessment (PHLAA) is a study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Slaugham Neighbourhood Plan (SNP).
- 1.2. This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing Land Availability Assessment (SHLAA) undertaken by Mid Sussex District Council (dated April 2016) and the associated SHLAA 'Updated Methodology' dated February 2015.
- 1.3. The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for Slaugham's Neighbourhood Plan and will be used to help inform judgments on the future development and allocation of land for housing. The PHLAA does not allocate land, pre-empt or prejudice any decision the Neighbourhood Plan may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging Neighbourhood Plan will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).
- 1.4. The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging SNP.

2. METHODOLOGY GUIDANCE

- 2.1. This PHLAA is not a Local Planning Authority SHLAA. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and NPPG.
- 2.2. The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no 'tick box' list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.¹
- 2.3. The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should

¹ Paragraph 040 - Reference ID: 41-040-20160211

have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.²

- 2.4. Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.
- 2.5. The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.6. They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.³
- 2.7. The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.⁴
- 2.8. The NPPG notes that, 'Designated... Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate... Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan.'⁵
- 2.9. The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

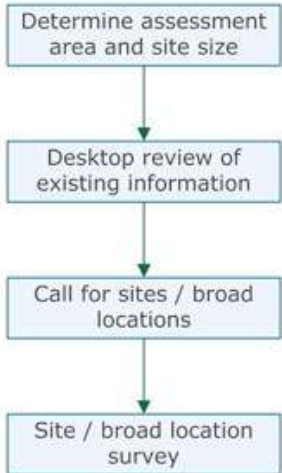
² Paragraph 042 - Reference ID: 41-042-20140306

³ Paragraph 001 - Reference ID: 3-001-20140306

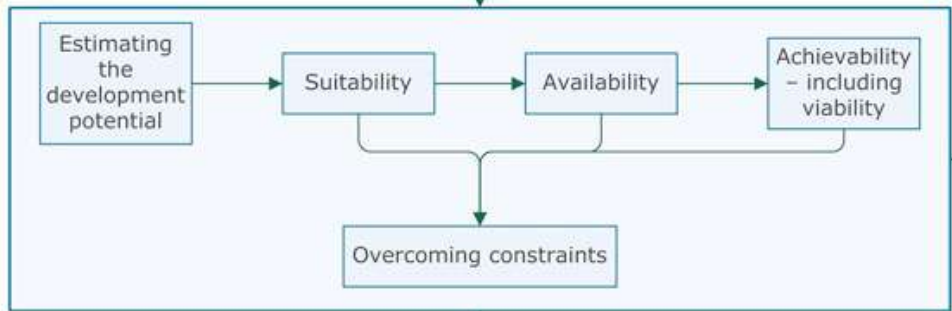
⁴ Paragraph 002 - Reference ID: 3-002-20140306

⁵ Paragraph 004 - Reference ID: 3-004-20140306

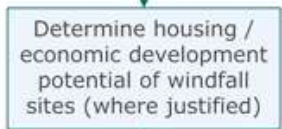
Stage 1- Site / broad location identification



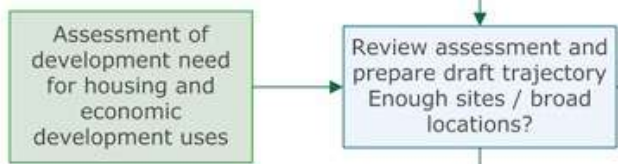
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

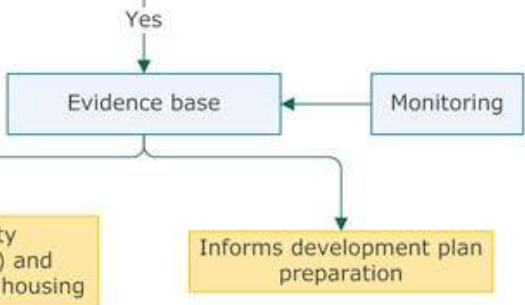


Figure 1: NPPG Flowchart on stages for undertaking a Housing and Economic Land Availability Assessment

3. MID SUSSEX DISTRICT COUNCIL STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - APRIL 2016

- 3.1. In undertaking this Parish Housing Land Availability Assessment regard has been had to the District Council's own SHLAA. The current, and most up-to-date, version of this is dated April 2016. This document is supported by a Methodology Statement. The most recent version of this is dated February 2015. This document sets out that the methodology followed by the District Council closely reflects the guidance set out in the NPPG, detailed in Section 2 of this Statement.
- 3.2. Table 1 of the SHLAA Methodology document sets out the District Council's sources of sites with potential for housing and notes that these are as follows:

Sites in the planning process:

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Existing housing allocations and site development briefs;
- Unimplemented/outstanding planning permissions for housing;
- Planning permissions for housing that are under construction.

Sites not currently in the planning process:

- Planning applications that have been refused or withdrawn;
- Vacant and derelict land and buildings;
- Surplus and likely to become surplus public sector land;
- Land in the Local Authority's ownership;
- Land in non-residential use which maybe suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas, such as underused garage blocks;
- Large scale redevelopment and redesign of existing residential areas;
- Sites in rural settlements and rural exception sites;
- Sites in rural locations;
- Urban extensions; and
- New freestanding settlements.

3.3. The document sets out those sites/areas which the District have excluded from detailed assessment having regard to the constraints that effect sites such that they would severely restrict development. This is detailed in Figure 2 of the document and is reproduced in the Table below.

Sites/Areas to be excluded from detailed Assessment	Justification
Ancient Woodland - sites that are wholly designated as Ancient Woodland. (There is 5,282ha of Ancient Woodlands, that cover 15.8% of the District).	NPPF - Para 118 states that planning permission should be refused for development in the loss or deterioration of irreplaceable habitats including Ancient Woodland, unless benefits clearly outweigh the loss.
Sites of Special Scientific Interest (SSSI). (There are 13 SSSI's, covering 639.7ha, which makes up 1.9% of the District).	NPPF - Para 118 states that proposed development on land within or outside a SSSI should not normally be permitted.
Sites of Nature Conservation Interest (SNCI) - sites that are wholly designated as Local Nature Reserves. (There are 50 SNCI's covering 1,094ha, which makes up 3.3% of the District).	NPPF - Para 109 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity. SCNI's make an important contribution to biodiversity.
Scheduled Ancient Monuments	NPPF - Para 132 states that substantial harm to or loss of designated heritage assets, including Scheduled Monuments should be wholly exceptional.

Sites/Areas to be excluded from detailed Assessment	Justification
<p>Sites wholly outside and unrelated to existing settlement built-up area boundaries.</p> <p>An exception can be made for sites delivering 100% affordable housing to meet local need or where there are special circumstances that would justify the Assessment of a site in accordance with paragraph 55 of the NPPF.</p> <p>An exception to this approach is where the scale of development proposed would result in a self-sufficient community, in the form of a new settlement as set out in Table 1.</p>	<p>NPPF - Para 17 states that planning should take account of the different roles and character of different areas, promoting the vitality of main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Built-up area boundaries have been defined around built-up areas to maintain the distinct character of Mid Sussex (as set out in paragraph 1.6 of this methodology).</p> <p>NPPF - Para 55 states that ‘to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities... Local Planning Authorities should avoid isolated homes in the countryside unless there are special circumstances.’</p> <p>NPPF - Para 54 makes provision for Planning Authorities to provide affordable housing through rural exception sites. Therefore sites proposing the provision of 100% affordable housing will be included within the Assessment.</p>

3.4. In applying this methodology, the District Council’s SHLAA identified a number of sites within the parish that were the subject of assessment, together with others that were ‘excluded from assessment.’ These are detailed on the plans attached at Appendix 1.

4. STAGE 1 - SITE/BROAD LOCATION IDENTIFICATION

Determine Assessment Area and Site Size

- 4.1. The Neighbourhood Plan covers the administrative boundary of Slaugham Parish. The assessment seeks to identify all sites and locations for potential housing development within the parish boundaries. It seeks to identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment does, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.
- 4.2. The assessment considers a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold. Having regard to this, and the parish basis of the Plan, this assessment seeks to identify and consider all housing sites beyond the existing built-up area boundaries of the parish (i.e. Slaugham), irrespective of size. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more is used.

This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill/windfall development.

Desktop Review of Existing Information

- 4.3. The identification of potential housing sites has come from three main sources: (i) the 'call for sites' exercise undertaken as part of the preparation of the Neighbourhood Plan; (ii) the Mid Sussex Strategic Housing Land Availability Assessment (April 2016); and (iii) sites already within the planning system.

Site Survey

- 4.4. NPPG notes that the comprehensive list of sites derived from data sources and the call for sites should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 4.5. It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:
- Ratify inconsistent information gathered through the call for sites and desk assessment;
 - Get an up-to-date view on development progress (where sites have planning permission);
 - Gain a better understanding of what type and scale of development may be appropriate;
 - Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
 - Identify further sites with potential for development that were not identified through data sources or the call for sites.
- 4.6. The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.
- 4.7. The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites):
- Site size, boundaries and locations;
 - Current land use and character;
 - Land uses and character of surrounding area;
 - Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
 - Potential environmental constraints;

- Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
- Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.

4.8. Having regard to the scale of the parish, all sites identified for assessment have been the subject of a site visit. Sites were viewed from public vantage points, including Rights of Way.

5. STAGE 2 - SITE ASSESSMENT

Estimating The Development Potential

- 5.1. The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.
- 5.2. It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.
- 5.3. The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.
- 5.4. Having regard to the character of Slaugham Parish, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on the local area. Based on this, three indicative housing densities have been identified:
- High Density – i.e. over 35 dwellings per hectare (dph);
 - Medium Density – i.e. 25 – 35 dph;
 - Low Density – i.e. less than 25 dph.
- 5.5. It has also been assumed that a minimum of 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (e.g. trees, hedges, watercourses).
- 5.6. Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.
- 5.7. This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

Site Suitability Assessment

- 5.8. The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.
- 5.9. The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:
- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
 - Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority area;
 - Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.
- 5.10. Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:
- a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna;
 - b) Landscape/Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to the Landscape Character Assessment for Mid Sussex (November 2005); the Mid Sussex Landscape Capacity Study (July 2007); and, where relevant to the site, the Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability (January 2015);
 - c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Handcross Conservation Area;
 - d) Public access - a review of impact on existing public accessibility on or near to the site;
 - e) Flood risk - a review of the site in relation to flood risk impact by reference to the Environment Agency Flood Maps for Planning. This provides a map based indication of flood risk within the parish from a variety of sources, including river flooding;

f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Primary School, Post Office, Convenience Store, Public House, Doctor/Health Facility, Children's Play Area/Formal Sports Pitch and Bus Stop;

g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.

h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.

Site Availability Assessment

- 5.11. The NPPG notes that a site is considered available for development when, on the best information available, confirmed by the call for sites and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 5.12. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.
- 5.13. The potential housing sites considered in this PHLAA have been identified from the MSDC SHLAA, from the call for sites, or from sites already within the planning system.
- 5.14. On this basis, a site is considered available where, to the best knowledge of the Parish Council, the site is being promoted by or on behalf of the landowner.

Site Achievability (Including Viability) Assessment

- 5.15. The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.
- 5.16. The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a

single approach for assessing viability. The underlying principles for understanding viability are defined as: ⁶

- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
- Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engaging with the development sector may be helpful in accessing evidence;
- Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood;
- A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas;
- Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable; ⁷
- Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment; and
- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies. ⁸

⁶ Paragraph 004 - Reference ID: 10-004-20140306

⁷ Paragraph 005 - Reference ID: 10-005-20140306

⁸ Paragraph 006 - Reference ID: 10-006-20140306

Site Assessment - Overcoming Constraints

- 5.17. For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

6. STAGE 3 - WINDFALL ASSESSMENT

- 6.1. The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area.
- 6.2. In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some 'windfall' housing development to come forward from sites within the defined built-up area boundaries of Handcross and Pease Pottage during the Neighbourhood Plan period. Such proposal would be assessed against Development Plan policy and other material considerations.

7. STAGE 4 - ASSESSMENT REVIEW

- 7.1. The PHLAA assesses the development potential of all sites that have been identified as potentially available, and have been identified as appropriate for assessment. This includes consideration of how much housing can be provided on them.

8. STAGE 5 - FINAL EVIDENCE BASE

- 8.1. In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:
- A list of all sites considered, cross-referenced to their location on maps;
 - An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.
- 8.2. This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the Neighbourhood Plan.
- 8.3. The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently

developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.

- 8.4. These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.
- 8.5. To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

9. SITES TO BE ASSESSED

- 9.1. Having regard to the above methodology, the process of identifying sites for assessment has relied upon the Mid Sussex District SHLAA, the Parish call for sites, and sites already within the planning system (i.e. planning applications).
- 9.2. The Mid Sussex District SHLAA, has identified and assessed a number of sites. These are detailed on the SHLAA maps attached at Appendix 1. They can be split into two broad categories; those that were progressed for assessment under the SHLAA, and those that were excluded. These are listed in the Table below.

Slaugham Parish sites included for assessment within the Mid Sussex District SHLAA

Site Reference	Sites
127	Land at St Martin Close
153	Land south of Pease Pottage
181	Land west of Truggers, Handcross
218	Pease Pottage Golf House, Horsham Road, Pease Pottage
243	Land at Lower Tilgate, east of Pease Pottage
603	Land south of Pease Pottage, west of Old Brighton Road (in part incorporating Site 153)
632	Land south of Three Fold, Horsham Road, Handcross
648	Old Brighton Road South, Pease Pottage

Site Reference	Sites
670	Land at Coos Lane, Horsham Road, Handcross
674	Land north of Pease Pottage, west of Old Brighton Road, Pease Pottage
731	Land to the west of 63 Horsham Road, Pease Pottage

Slaugham Parish sites excluded from assessment

Site Reference	Sites
192	Pease Pottage Nurseries, Brighton Road, Pease Pottage
288	Pease Pottage Nurseries, Brighton Road, Pease Pottage (west section fronting road)
499	The Island Site, Tilgate Forest Lodge, Old Brighton Road
574	Land at Hunters Moon, Old Brighton Road South, Pease Pottage (part of Site 603)
581	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage (part of Site 603)
605	Handcross Garden Centre, west of A23
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid
625	Land at Southgate Farm, Cuckfield Lane, Warninglid
633	Land north of Handcross Park School, Handcross
765	Slaugham Manor, Slaugham Place
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage

9.3. The reasoning for the sites that were excluded from the further assessment in the SHLAA is reproduced in the Table attached at Appendix 2.

- 9.4. For the purposes of this assessment, and noting the guidance in the NPPG with respect to Parish Councils utilising the Local Planning Authority evidence base,⁹ it has been concluded that those sites excluded by the District Council in their SHLAA, should continue to be excluded from assessment for the purposes of this Parish Housing Land Availability Assessment. In so doing, the reasons for excluding the sites reproduced at Appendix 2 are acknowledged.
- 9.5. The sites identified in the Mid Sussex District SHLAA for assessment, are then subdivided in the SHLAA into a three tiered, traffic light system of whether they are likely to be deliverable in 1-5 years (green); 6 years-2031 (yellow); or not currently developable (red).
- 9.6. Those that are identified in green are referred to in the Mid Sussex District Council SHLAA as ‘commitments.’ Details of these are contained in the Table at Appendix 3. The majority already benefit from either outline or full planning permission. The exception to this, at the time this report was commenced, was Site Reference 666 (part of site 243), which was the subject of an underdetermined application. This was subsequently approved at the end of November 2016.
- 9.7. With the exception of this site, those that benefit from planning permission, have been excluded from this PHLAA.
- 9.8. Sites with planning permission contribute to the totality of housing land supply within the parish over the Plan period. For this reason, and noting the start date for the Plan period is 2014, details of sites which have been granted planning permission since 2014 or were granted planning permission prior to this date, but were not completed until after 2014 have been detailed in the Table at Appendix 3.
- 9.9. The sites included within the Mid Sussex District Council SHLAA, identified as commitments and thus not carried forward into this assessment are detailed below.

Site Reference	Sites	Description
321	Seaspace House, Brighton Road, Handcross	Planning permission granted for 7 dwellings under Application Reference: 14/02534/FUL
517	Land at Hyde Estate (to the north of Handcross)	Outline planning permission granted for 2 schemes of up to 90 homes and 60 bed Care Home (Reference: 12/04033/OUT)
600	Golf Club Driving Range, Horsham Road, Pease Pottage	Outline planning permission granted for 95 dwellings under Reference: 13/02994/OUT (subsequent full approved)

⁹ Paragraph 040 - Reference ID: 41-040-20160211

Site Reference	Sites	Description
647	Parish Hall, west of High Street, Handcross	Part of site related to Reference: 517 and approved under 12/04033/OUT and 12/04032/OUT
704	Land at Caburn and St Georges House, Brighton Road, Handcross	Planning permission granted for redevelopment of site for 7 dwellings under Reference: 13/03768/FUL
709	Land north of The Old Club House (allotment gardens) High Street, Handcross	Planning permission granted for 6 units under Application Reference: DM/15/0359
762	Sherwood Works, Brighton Road, Handcross	Planning permission granted for 7 units under Application Reference: DM/15/0458

9.10. Sites that benefitted from planning permission at the time this PHLAA was commenced have been excluded from assessment. Sites within the planning system (i.e. current applications), but without planning permission, have been included within this assessment.

9.11. This comprises:

- Mid Sussex SHLAA Site Reference 666 - land at Hardriding Farm (LPA Reference: DM/15/4711)¹⁰;
- Mid Sussex SHLAA Site Reference 765 - land at Slaugham Manor, Slaugham Place (LPA Reference DM/16/2531);¹¹ and
- Land at the Golf House, Horsham Road, Pease Pottage (LPA Reference DM/16/2990).

9.11. All of these sites have been reported to the Mid Sussex District Council Planning Committee and resolved to be approved, subject to the prior completion of S106 Agreements. At this time, land at Hardriding land at Slaugham Manor has been granted planning permission

9.12. In addition to the above, potential housing sites have also been identified via a Parish Council 'call for sites.' This was most recently undertaken in August 2015. The closing date for the receipt of proposals was 24th September 2015. Details of the call for sites is attached at Appendix 4.

¹⁰ Included as the site did not have planning permission at the point the PHLAA was commenced - but now approved for circa 600 dwellings

¹¹ Included as the site did not have planning permission at the point the PHLAA was commenced - but now approved for 25 dwellings

- 9.13. In response to this Call for Sites, one additional site, previously unknown from other site sources was identified. This is land at Slaugham Garden Nursery, Slaugham. This is thus included within this site assessment process.
- 9.14. Having regard to all of the above, the following sites have been assessed for the potential for allocation for residential development within the emerging Neighbourhood Plan:
- SL01 - Land at Lower Tilgate, east of Pease Pottage (Mid Sussex SHLAA Ref: 243)
 - SL02 - Land north of Pease Pottage, west of Old Brighton Road (Mid Sussex SHLAA Ref: 674)
 - SL03 - Land north of The Golf House, Horsham Road, Pease Pottage (Mid Sussex SHLAA Ref: 218)
 - SL04 - Land at The Golf House, Horsham Road, Pease Pottage (Not assessed in Mid Sussex SHLAA)
 - SL05 - Land at Hardriding Farm, Brighton Road, Pease Pottage (Mid Sussex SHLAA Ref: 666)
 - SL06 - Land to west of 63 Horsham Road, Pease Pottage (Mid Sussex SHLAA Ref: 731)
 - SL07 - Land at Finches Field, south of Pease Pottage (Mid Sussex SHLAA Ref: 153)
 - SL08 - Land south of Pease Pottage, west of Old Brighton Road (Mid Sussex SHLAA Ref: 603)
 - SL09 - Land west of Truggers, Handcross (Mid Sussex SHLAA Ref: 181)
 - SL10 - Land at Coos Lane, Horsham Road, Handcross (Mid Sussex SHLAA Ref: 670)
 - SL11 - Land south of Three Fold, Horsham Road, Handcross (Mid Sussex SHLAA Ref: 632)
 - SL12 - Land at St Martin Close (east), Handcross (part of Mid Sussex SHLAA Ref: 127)
 - SL13 - Land at St Martin Close (west), Handcross (part of Mid Sussex SHLAA Ref:127)
 - SL14 - Land at Slaugham Manor, Slaugham (Mid Sussex SHLAA Ref: 765)
 - SL15 - Land at Slaugham Garden Nursery, Slaugham (Not assessed Mid Sussex SHLAA)

10. SITE ASSESSMENTS

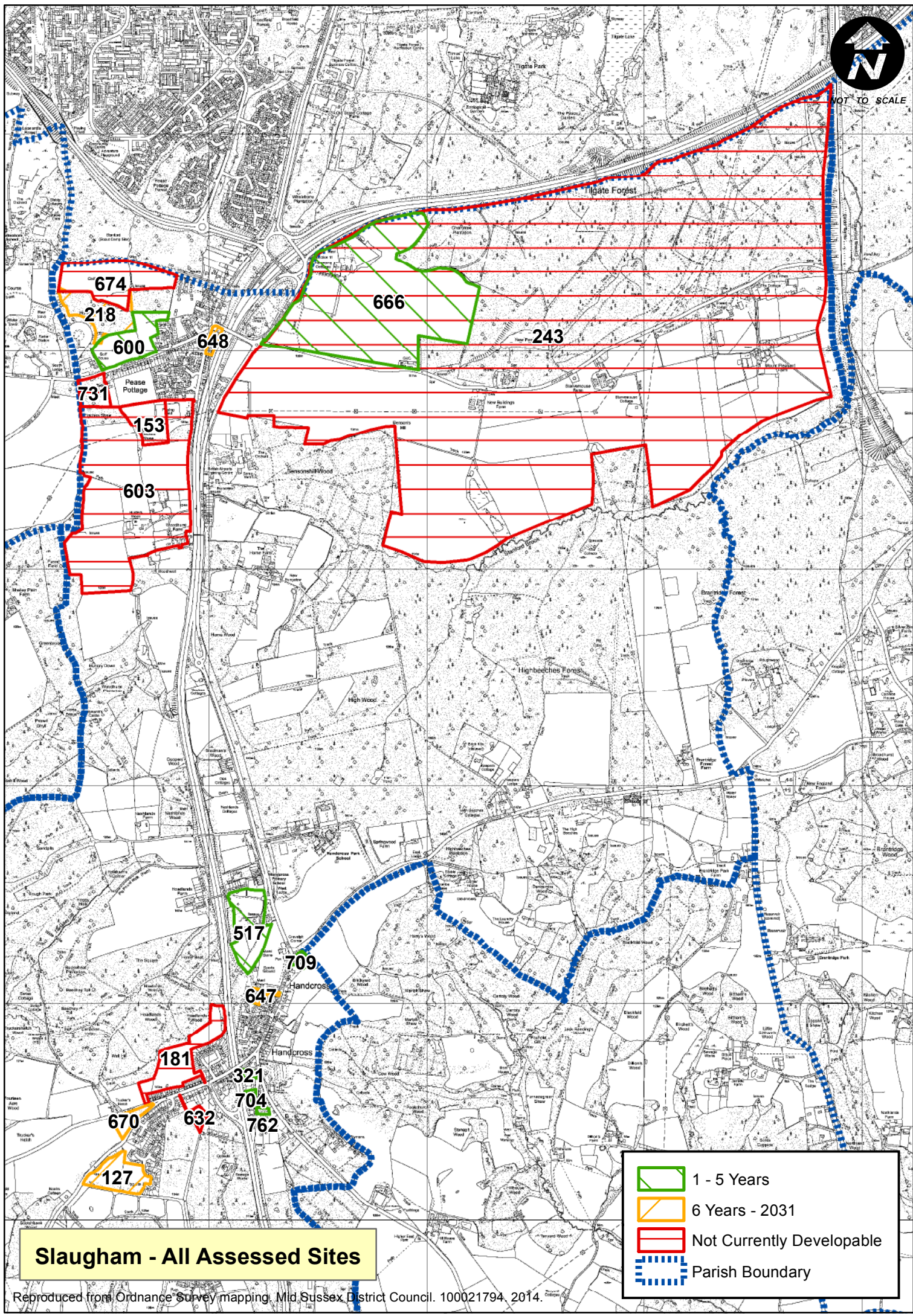
- 10.1. The Summary for each potential housing site is considered at Appendix 5 of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

APPENDIX 1





**MAPS OF SITES WITHIN SLAUGHAM PARISH
AS DETAILED IN THE MID SUSSEX SHLAA
(APRIL 2016) - BOTH 'INCLUDED' AND
'EXCLUDED' FOR ASSESSMENT**



NOT TO SCALE



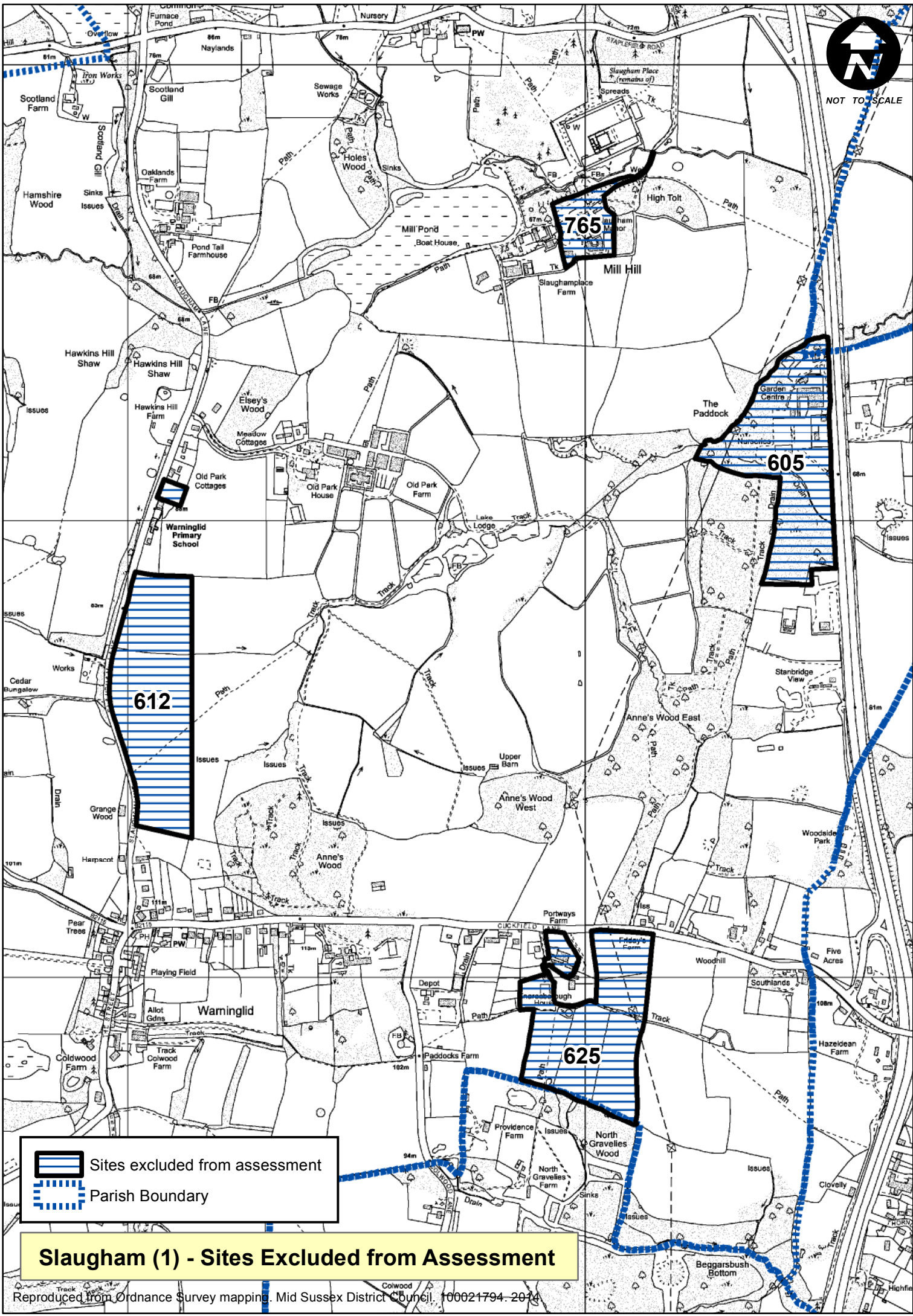
Slaughtam - All Assessed Sites


-  1 - 5 Years
-  6 Years - 2031
-  Not Currently Developable
-  Parish Boundary


Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2014.



NOT TO SCALE



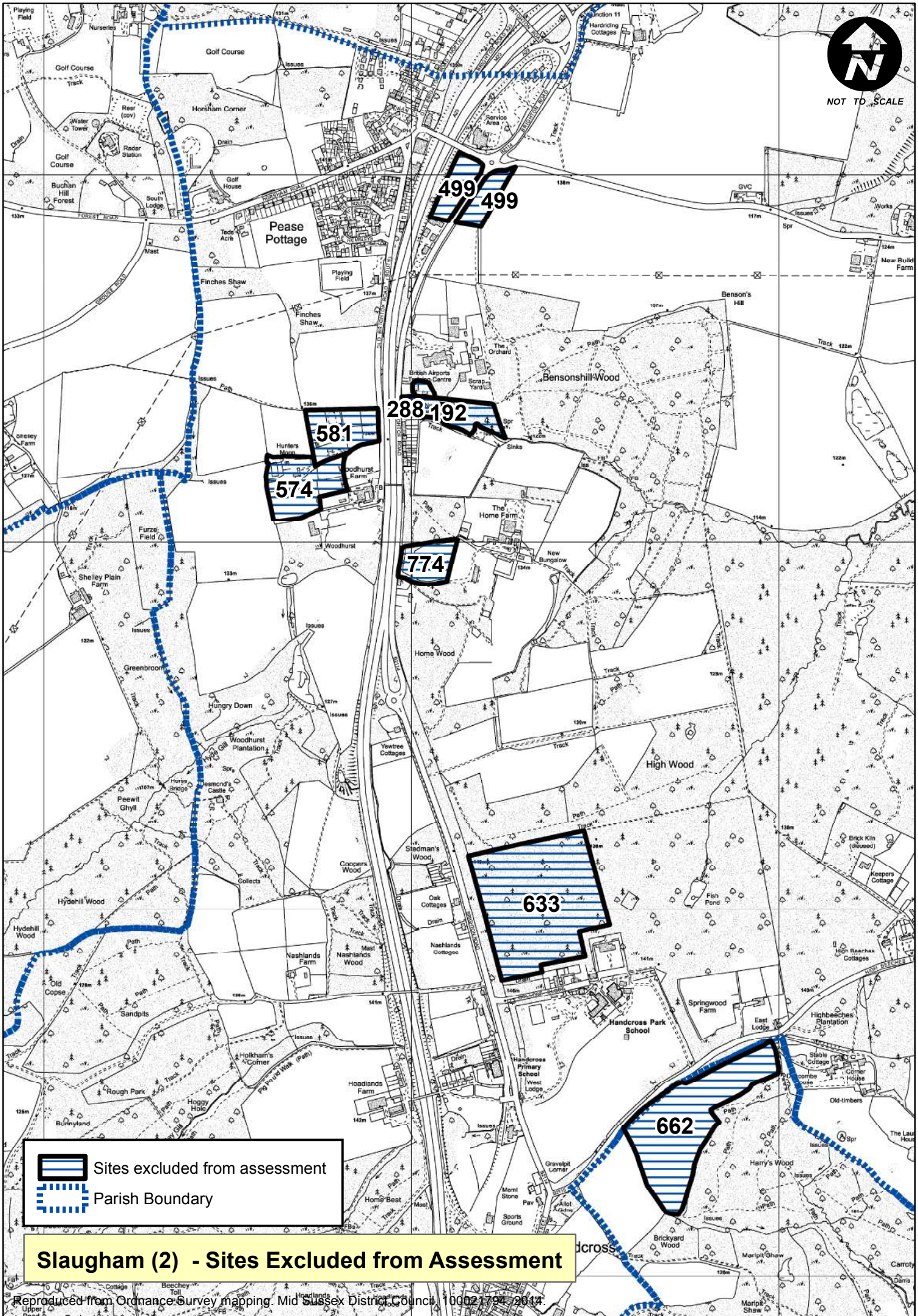
 Sites excluded from assessment


 Parish Boundary


Slaugham (1) - Sites Excluded from Assessment



NOT TO SCALE



 Sites excluded from assessment

 Parish Boundary

Slaughtam (2) - Sites Excluded from Assessment

APPENDIX 2

**MID SUSSEX SHLAA JUSTIFICATION FOR
EXCLUSION OF SITES FROM FURTHER
ASSESSMENT**

Excluded Sites - Slaugham

SHLAA ID	192	Site Reference	SV/17	Site location / address:	Pease Pottage Nurseries, Brighton Road, Pease Pottage			
Site Area (ha)	1.8	Grid Reference:	526123 132351	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	288	Site Reference	SV/20	Site location / address:	Pease Pottage Nurseries, Brighton Road, Pease Pottage (west section fronting road)			
Site Area (ha)	0.5	Grid Reference:	526044 132370	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	499	Site Reference	SV/18	Site location / address:	The Island Site, Tilgate Forest Lodge, Old Brighton Road			
Site Area (ha)	1.24	Grid Reference:	526132 132988	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	574	Site Reference	SV/21	Site location / address:	Land at Hunters Moon, Old Brighton Road South, Pease Pottage			
Site Area (ha)	2.94	Grid Reference:	525712 132161	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	581	Site Reference	SV/22	Site location / address:	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage			
Site Area (ha)	2.4	Grid Reference:	525822 132305	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	605	Site Reference	SV/12	Site location / address:	Handcross Garden Centre, west of A23			
Site Area (ha)	8.45	Grid Reference:	526454 127236	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	612	Site Reference	SV/01	Site location / address:	Land south of Warninglid Primary School, Slaugham Lane, Warninglid			
Site Area (ha)	8.47	Grid Reference:	525069 126601	Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	625	Site Reference	SV/02	Site location / address:	Land at Southgate Farm, Cuckfield Lane, Warninglid			
Site Area (ha)		Grid Reference:		Parish	SV	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	633	Site Reference	SV/04	Site location / address:	Land north of Handcross Park School, Handcross			
Site Area (ha)		Grid Reference:		Parish	SV	Ward		
Reason for Exclusion: Site is entirely designated as Ancient Woodland (High beeches Forest) and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	765	Site Reference		Site location / address:	Slaugham Manor, Slaugham Place, Slaugham.		
Site Area (ha)		Grid Reference:	526001 127657	Parish	SV	Ward	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).							

SHLAA ID	774	Site Reference		Site location / address:	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage		
Site Area (ha)		Grid Reference:	526624 132017	Parish	SV	Ward	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).							

APPENDIX 3

**SITES WITH PLANNING PERMISSION FOR
HOUSING DEVELOPMENT SINCE 2014, OR
CONSTRUCTION COMPLETED SINCE 2014**

Appendix 1: Slaughtam Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
14/01871/FUL	Replacement dwelling	Oaklands Farm	25/07/2014	MSDC note development has not commenced.
14/02534/FUL	7	Municiple Security Ltd Seospace House Brighton Road Handcross	25/09/2014	MSDC note development has not commenced.
11/02022/FUL	Replacement dwelling	Brantridge Forest Farm Handcross Road Balcombe Haywards Heath West Sussex RH17 6JX	31/08/2011	MSDC note development complete 15/16
12/04033/OUT and 12/04032/OUT	90 75	Land South West Of Handcross Primary School London Road Handcross West Sussex	Allowed on appeal 01 May 2014	MSDC note development has not commenced.
14/01377/FUL	1	The Old Squash Court, Warninglid Grange, Warninglid.	19/08/2014	MSDC note development has commenced.
09/00172/FUL	1	The Old Squash Court Warninglid Grange Warninglid Lane Warninglid	05/05/2010	MSDC note development has commenced
10/03621/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	25/01/2010	MSDC note development complete 14/15

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
13/04251/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	12/02/2014	MSDC note development not commenced.
14/02400/FUL Demolition of existing two storey detached dwelling and replacement with single dwelling house and ancillary accommodation. This application is a renewal of approved application 11/01735/FUL	Replacement dwelling	The Hollies Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TH	01/09/2014	MSDC note development not commenced.
12/03383/FUL	1 Part conversion of existing office building into 2 storey dwelling.	Devonshire House, High Street, Handcross, Haywards Heath	23/11/2012	MSDC note development complete 15/16.
12/02128/FUL	51	Land North Of Black Swan Close Pease Pottage West Sussex	Granted on appeal 26 March 2013	MSDC note development complete 15/16
13/00550/FUL	1	Wicket View, Cuckfield Lane, Warninglid, Haywards Heath	18/04/2013	MSDC note development complete 15/16

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
13/04069/FUL	1	High Beeches Nurseries, High Beeches Lane, Handcross, Haywards Heath	17/01/2014	MSDC note development not commenced.
13/03768/FUL	7	Land At Caburn And St Georges House Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ	04/02/2014	MSDC note development not commenced. Development has commenced on site- as noted on site visit in November 2016.
14/01884/PDOFF	2	Baron Hall, Horsham Road, Pease Pottage, West Sussex	03/07/2014	MSDC note development not commenced.
14/02243 16/0733	1	Land adjacent to 47 Black Swan Close Pease Pottage	22/09/2014 12/04/2016	MSDC note development not commenced.
14/02766/FUL	Replacement dwelling	Fir Tree Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TQ	02/10/2014	MSDC note development commenced.

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
14/02942/FUL	1	Rose Cottage Warringlid Lane Warringlid Haywards Heath West Sussex RH17 5TY	13/10/2014	MSDC note development not commenced.
14/02870/FUL	1	SOUTHGATE FARM, CUCKFIELD LANE, WARNINGLID, HAYWARDS HEATH	16/02/2015	MSDC note development not commenced.
13/02994/OUT	95	Pease Pottage Golf Course and Driving Range	Granted on appeal 04/11/14	MSDC note development commenced.
DM/15/0458	7	Sherwood Works, Brighton Road	24/07/15	MSDC note development not commenced.
DM/15/0359	6	Allotment Gardens High Street Handcross West Sussex	09/10/15	MSDC note development not commenced.
DM/15/0160	N/A- Replace corrugated iron roof with Decra tiling.	Dumbrells Church Platt Cuckfield Haywards Heath West Sussex RH17 5LA.	N/A	N/A
14/01165	2	Home Farm Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	27/05/15	MSDC note development not commenced.
DM/15/1705	Replacement dwelling	Cedar Cottage Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	16/06/15	MSDC note development not commenced.

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since 01 April 2014 - 31 December 2016

Application Reference	Number of Units	Address	Granted	Completion date
DM/16/1249	1	The Reservoir Starvemouse Farm Parish Lane Pease Pottage West Sussex RH10 5NY	17/05/2016	MSDC note development not commenced.
Hardriding Farm	Circa 600	Land at Hardriding Farm, Brighton Road, Pease Pottage	28/11/2016	Not Yet Commenced
Slaugham Manor	15 new dwellings + conversion and extension of the retained manor house into 9 flats and change of use and extension of Ryders into a single dwelling. Total 25	Slaugham Manor, Slaugham Place, Slaugham, Haywards Heath	21/12/2016	

Completions up to 14/15 -15/16 = 54

Permissions from 01/04/14 - 31/12/2016 = 847 or 852 (This total differs given the numbers granted on appeal under 12/04033/OUT and 12/04032/OUT)

TOTAL= 901/906

APPENDIX 4
(SUMMARY DETAILS OF SLAUGHAM PARISH
COUNCIL'S "CALL FOR SITES")

SLAUGHAM PARISH COUNCIL - NEIGHBOURHOOD DEVELOPMENT PLAN CALL FOR SITES

INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET

Slaugham Parish Council invites owners and managers of land in the Parish of Slaugham, who are considering development of that land within the next twenty years and would like their land to be considered for inclusion within the scope of the Slaugham Neighbourhood Plan under the provisions of the Localism Act 2011, to write to:

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, RH13 9BB

Please enclose the completed **Development Site Proposal forms** which are available under the Slaugham Neighbourhood Plan at <http://spcnhp.blogspot.co.uk/p/call-for-sites.html>. Please complete separate Development Site Proposal forms for each site that you would like considered. Please **sign the forms** and state the position of the signatory.

Please enclose a **site location map** at a scale of no less than 1:2500, clearly marked with the location and boundaries of the site being put forward and indicate the area(s) to be developed.

The **closing date** for receipt of Development Site Proposal forms and required accompanying documents is **24th September 2015**.

The **call for sites** is an informal opportunity for individuals and organizations to propose sites with Slaugham Parish for development. It will enable the Slaugham Neighbourhood Plan Team to better understand the needs and wishes of the electors within its Parish area, but the call for sites will not in itself decide whether a site should be allocated for development, nor will it commit the Proposer(s) to applying for planning consent. The site proposal forms and accompanying documents will be used to inform the preparation of the Land Allocation and Site section of the Slaugham Neighbourhood Plan.

The proposals will be assessed for compliance with the basic conditions that a Neighbourhood Plan must meet, for example, sustainable development, general conformity with the strategic policies contained in the Mid Sussex Development Plan and housing needs assessments. The proposals will also be considered in the light of the consultation responses received from Slaugham Parish's electors. The Slaugham Neighbourhood Plan Team may request further information from Proposers. It is likely that not all proposals received will meet the requirements for inclusion in the Land Allocation and Site section. The outcome of the section selection will be advised to Proposers and published together with reasons for decisions and cannot be treated confidentially. Sites selected for inclusion in the Land Allocation and Site section will need to be judged against the needs of the Parish and relevant planning policies when they are submitted for planning permission and Slaugham Parish Council reserves its right to consider any subsequent planning application afresh with an open mind..

INSTRUCTIONS FOR COMPLETION OF DEVELOPMENT SITE PROPOSAL FORMS AND CALL FOR SITES BRIEFING SHEET

The resultant Neighbourhood Plan, in accordance with the provisions of the Localism Act 2011, will need to be successfully assessed by an Independent Examiner followed by a majority of votes cast in a referendum of the Slaugham Parish electors, before being adopted. Once adopted, the Slaugham Neighbourhood Plan will be used by Mid Sussex District Council as part of their planning guidelines for assessing planning applications.

Please note the following in relation to **Affordable Housing**:

The affordable housing requirements for new developments must comply with planning policies set out by Mid Sussex District Council. Sites that are promoted for housing will be expected to include a proportion of affordable housing in line with the requirements of the District Council.

- Dated August 2015


APPENDIX 5

**SLAUGHAM PARISH HOUSING SITE
ASSESSMENTS**

APPENDIX 5 A

**SL01 - LAND AT LOWER TILGATE,
EAST OF PEASE POTTAGE
(MID SUSSEX SHLAA REF: 243)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land at Lower Tilgate (SHLAA Ref: 243)	
Site Address	Land at Lower Tilgate, East of Pease Pottage.	
Site Reference	SL01.	
Site Context	Site Area	343 hectares.
	Current Land Use	Woodland (north of Parish Lane). Open Grassland (south of Parish Lane).
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The M23 bounds the site on the north. The train line bounds the site to the east. Woodland bounds the site to the south. Open grassland and woodland bound the site to the west.
	Adjacent Land Use	Land to the west has been granted planning permission for 600 dwellings and associated infrastructure. Woodland lies to the east.
	Topography	Gently undulating.
	Planning History	There is no planning history associated with this site. The site lies adjacent to land, which has been granted permission for 600 dwellings (DM/15/4711).
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	Parts of the northern area of site are designated as Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Parts of the northern area of site are designated as Ancient and Semi Natural Woodland. This designation covers the woodland to the north of Parish Lane.

	Comments	
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The closest Listed Buildings is located on Brighton Road, Pease Pottage Hill and is a Grade II Listed Building known as Flint Cottage.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>North of Parish Lane the site is covered by dense woodland. The site is bound by the M23 to the north. The main London to Brighton train lines lies to the east of the site. The northern part of the site is therefore visually enclosed.</p> <p>South of Parish Lane the site is more open in nature. It includes agricultural land and farm buildings. Although open from Parish Lane the site is bound to the south by woodland. The site is bound to the east by the main railway line. The southern part of the site is therefore relatively visually enclosed.</p>

	<p>Sensitivity</p>	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p> <ul style="list-style-type: none"> • Landscape Sensitivity: Substantial
	<p>Capacity</p>	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	<p>Comments</p>	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High.</p> <p>Overall landscape value: Medium- High</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report identifies the majority of the site as having a LOW-MEDIUM landscape suitability for development. It is a large site which could therefore potentially accommodate a MEDIUM-HIGH development yield which is less sensitive as a result of its proximity to the motorway reducing levels of tranquillity. However, although this northern area is less sensitive than the remainder of the site it remains sensitive in landscape terms, to development, and therefore any proposals would need to ensure that would not have significant adverse effects on the AONB. Siting of development in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.</p>

Public Rights of Way	Within site	<p>The site contain a number of Public Rights of Way (PRoW);</p> <ul style="list-style-type: none"> • A PRoW crosses the southern part of the site running from Brighton Road in an eastern direction and rising north to New Buildings Farm on Parish Lane. • A PRoW runs from Parish Lane in the north eastern corner and continues south to Tilgate Forest Golf Centre. • A PRoW runs from Parish Lane in the north eastern part of the site and continues east across the main railway line. 	
	Adjacent	A PRoW runs from Parish Lane in the north eastern part of the site and continues east across the main railway line to adjacent land.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	4184m: Handcross Primary School
		Post Office	3540m: Tilgate Post Office 4988m: Handcross Post Office
		Convenience store	1610m: Pease Pottage Services
		Public House	1931m: Black Swan
		Health Facility	3379m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	2253m: Children's play area (Finches Field) 3379m: K2 Crawley
		Bus Stop	1590m: Brighton Road Stop
	Vehicular access constraints	The site could be accessed off Parish Lane. Although depending on the access point, woodland may need to be removed to facilitate visibility splays and safe access to the site.	
	Comments		


Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	MSDC's SHLAA assessment notes the site is in two ownerships.
	Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The northern part of site is designated as a Priority Habitat. The northern part of the site is covered in Ancient and Semi Natural Woodland. Clays Lake lies in the western part of the site where a dam enables storage of additional water within the lake. This forms part of the Upper Mole Flood Alleviation Scheme.
	Proposed Use	Residential
	Estimated Capacity	Due to the constraints of the site it is envisaged less than 50% of the land is developable. It is therefore estimated that 200 hectares would be available for development at a low density (i.e less than 25 dph). This could yield a total of some 4000 units.
	Mitigation	Due to the environmental constraints (AONB, Ancient and Semi Natural Woodland) it is not possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.
	Suitability	<p>The site currently consists of woodland (north of Parish Lane) and open grassland (south of Parish Lane).</p> <p>The site lies within the High Weald AONB. Part of the site is designated as Priority Habitat. The northern part is also designated as Ancient and Semi Natural Woodland.</p> <p>Clays Lake lies in the western part of the site where a dam enables storage of additional water within the lake. This forms part of the Upper Mole Flood Alleviation Scheme.</p> <p>The western part of the site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p>

		Given the constraints of the site (AONB, Ancient and Semi Natural Woodland) is not considered suitable for development.
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APPENDIX 5 B

**SL02 - LAND NORTH OF PEASE POTTAGE,
WEST OF OLD BRIGHTON ROAD
(MID SUSSEX SHLAA
REF: 674)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land north of Pease Pottage (SHLAA Ref: 674)	
Site Address	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	
Site Reference	SL02	
Site Context	Site Area	7.5 hectares
	Current Land Use	Open grassland
	PDL/Greenfield	Greenfield
	Boundary Treatment	A tree line bounds the site to the north, west, south and east.
	Adjacent Land Use	Former golf course.
	Topography	Gently undulating reflecting the site has previously been used as a golf course.
	Planning History	No planning history for the site
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	Priority Habitat lies to the north of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies to the east of the site.
	Comments	
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottesmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.

	Archaeological Potential	None
	Comments	
Landscape	Designations (e.g AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site is bound on the north by woodland and shaws. This contains the site and prohibits long distance views of the site. The site is open on the western side and leads onto the former golf course. On the eastern side is an open paddock which has access via Haynes Way.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>
	Capacity	As part of the Landscape Capacity Study, an

		<p>analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	A permissive track borders the site which is accessed off Old Brighton Road north and leads to Cottesmore School.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)


	Vehicular access constraints	Site could be accessed off Horsham Road via third party land. Existing hedgerow would need to be removed to facilitate visibility splays and safe access. Alternatively the site could be accessed via Old Brighton Road north.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	The site is understood to be in single ownership.
	Constraints	The site lies within the defined Strategic Gap between Crawley and Pease Pottage. It is within the High Weald AONB. It is bordered by a Priority Habitat to the north. Ancient and Semi Natural Woodland lies to the east of the site. Although access to the site could be achieved off Horsham Road it would to likely to involve the removal of existing hedgerow.
	Proposed Use	Residential.
	Estimated Capacity	Given the constraints of the site it is envisaged the developable area of the site is 5 hectares. It is envisaged the site would be developed at a low density (i.e less than 25 dph). It is therefore envisaged the site could yield some 100 residential units.
	Mitigation	Given the environmental constraints (High Weald AONB) and policy constraints (Strategic Gap) it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.
	Suitability	The site is currently open grassland. Gently undulating reflecting the site has previously been used as a golf course. Priority Habitat lies to the north of the site. Ancient and Semi Natural Woodland lies to the east of the site. The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility. The site offers reasonable access to service in Pease

		<p>Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB and Strategic Gap), it is not considered suitable for development.</p>
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APPENDIX 5 C

**SL03 - LAND NORTH OF THE GOLF HOUSE,
HORSHAM ROAD, PEASE POTTAGE
(MID SUSSEX SHLAA REF: 218)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Pease Pottage Golf House (SHLAA Ref: 218)	
Site Address	Land north of the Golf House, Horsham Road, Pease Pottage	
Site Reference	SL03	
Site Context	Site Area	5.8 hectares.
	Current Land Use	Primarily woodland.
	PDL/Greenfield	Greenfield site.
	Boundary Treatment	The site boundary is defined by woodland edge.
	Adjacent Land Use	The site is adjacent to a site, which is under construction for 95 residential units (13/02994/OUT).
	Topography	Gently undulating.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	The site is designated as Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Parts of the site (west and south east) are covered by Ancient and Semi Natural Woodland.
	Comments	
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottesmore School.

	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland, hedgerows and shaws cover the western part of the site. Woodland also lies to the north east. The site is therefore visually enclosed along the western and northern boundary.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	A bridleway lies to the west of the site. A permissive track lies to the north of the site which is accessed off Old Brighton Road (North).	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley

		Bus Stop	622m: Brighton Road (south)
	Vehicular access constraints	The site could be accessed off Horsham Road via third party land. Existing hedgerow would need to be removed on Horsham Road to facilitate visibility splays and safe access.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	
	Constraints	The site lies within the High Weald AONB. It is designated as Priority Habitat. Parts of the site (west and south east) are covered by Ancient and Semi Natural Woodland.	
	Proposed Use	Residential.	
	Estimated Capacity	Given the extensive presence of Ancient and Semi Natural Woodland, it is considered only 25% of the site is developable. It is envisaged 1.5 hectares is developable at a lower density (i.e less than 25 dph). It is therefore envisaged the site could yield some 30 residential units.	
	Mitigation	Due to the environmental constraints (High Weald AONB), Ancient and Semi Natural Woodland and Priority Habitat) and policy constraints (Strategic Gap) it is not considered possible to provide adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.	
	Suitability	<p>The site is primarily covered with woodland and is gently undulating.</p> <p>The site lies within the High Weald AONB. The site is designated as Priority Habitat. Parts of it (west and south east) are covered by Ancient and Semi Natural Woodland.</p> <p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2).</p>	

		<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The site offers reasonable access to service in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB, Ancient and Semi Natural Woodland, Priority Habitat and Strategic Gap) it is not considered suitable for development.</p>
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APPENDIX 5 D

**SL04 - LAND AT THE GOLF HOUSE,
HORSHAM ROAD, PEASE POTTAGE
(NOT ASSESSED IN MID SUSSEX SHLAA)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Pease Pottage Golf House	
Site Address	Land at the Golf House, Horsham Road, Pease Pottage	
Site Reference	SL04	

Site Context	Site Area	0.90 hectares
	Current Land Use	Site currently comprises of a one and half storey building currently in office use.
	PDL/Greenfield	Greenfield site
	Boundary Treatment	The site is bound by woodland to the north, open grassland to the east, Horsham Road to the south, and woodland to the west.
	Adjacent Land Use	The adjacent site which is under construction for 95 residential units (13/02994/OUT)
	Topography	Generally flat.
	Planning History	DM/16/2990: Demolition of existing buildings and outline planning permission for redevelopment of site to provide 25no. new dwellings with associated access. All other matters reserved. Planning Committee have resolved to approve the application. DM/16/0549: Demolition of existing buildings and redevelopment of site to provide 25no. new dwellings with associated access, parking and landscaping and other associated works (amended plans received): REFUSED

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	A Priority Habitat adjoins the northern boundary.
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	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lie to the south of the site.
	Comments	A dense tree line and hedgerow bounds the northern edge of the site.
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (e.g. AONB)	The site lies within High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>A dense tree line and hedgerow bounds the northern edge of the site. Horsham Road lies to the south from which the site is open and visible. The adjacent site is under construction for 95</p>

		<p>dwellings. The site is therefore influenced by urban form.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>
	Capacity	<p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2). The Gap has been identified with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.</p> <p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.</p>
Public Rights of Way	Within site	None.
	Adjacent	A bridleway lies to the west of the site. A permissive track lies to the north of the site which is accessed off Old Brighton Road (North).
	Comments	
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1
	Comments	


Accessibility	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	3700m: Tilgate Post Office 4185m: Handcross Post Office
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Playing Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)
	Vehicular access constraints	Site could be accessed off Horsham Road.	
Comments			
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	Single ownership as noted on the application form for DM/16/2990.	
	Constraints	<p>The site lies within the High Weald AONB. A Priority Habitat adjoins the northern boundary. Ancient and Semi Natural Woodland lie to the south of the site.</p> <p>The site lies within an identified Strategic Gap between Crawley and Pease Pottage (Mid Sussex Local Plan, Policy C2).</p>	
	Proposed Use	Residential.	
	Estimated Capacity	The Planning Committee has resolved to approve an outline application for 25 units on the site.	
	Mitigation	The Officer's Report for application DM/16/2990 considers the site provides adequate mitigation.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available.	

	Suitability	The Officer's Report for application DM/16/2990 considers the site suitable for development. The LPA have resolved to grant planning permission for the construction of 25 dwellings.
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APPENDIX 5 E

**SL05 - LAND AT HARDRIDING FARM,
BRIGHTON ROAD, PEASE POTTAGE
(MID SUSSEX SHLAA REF: 666)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Hardriding Farm (SHLAA Ref: 666)	
Site Address	Hardriding Farm, Brighton Road, Pease Pottage	
Site Reference	SL05	
Site Context	Site Area	45 hectares.
	Current Land Use	Open grassland.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The M23 bounds the site on the north. Open grassland bounds the site to the south.
	Adjacent Land Use	Woodland lies to the east.
	Topography	The site is generally flat with undulating landform.
	Planning History	DM/15/4711: Phased development of approximately 600 dwellings (Use Class C3), (including affordable housing), 48 bed care facility (Use Class C2), Community building (Use Class D1), cafe (Use Class A3) and retail (Use Class A1), up to 1 form-entry primary school (Use Class D1), hard/soft landscaping including a noise bund/fence, infrastructure provision, creation of accesses and car parking. The application includes demolition of 2 dwelling houses, ancillary agricultural buildings, removal of waste facility and stopping up existing vehicular access (post construction). Permission GRANTED.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lie to the east of the site.

	Comments	
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The closest Listed Buildings is located on Brighton Road, Pease Pottage Hill and is a Grade II Listed Building known as Flint Cottage.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	Sites lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site lies to the north of Parish Lane and is bound by the M23 on the northern boundary. It is bound to the east by Ancient and Semi Natural Woodland. The eastern part of the site is therefore relatively well enclosed.</p> <p>The western part of the site is in relatively close proximity to Pease Pottage Services and is bound by Brighton Road to the west. The western part of the site is also in close proximity to a main junction and is subject (at times) to heavy traffic flow/congestion. The western part of the site is therefore influenced/impacted by existing infrastructure.</p>

	<p>Sensitivity</p>	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p> <ul style="list-style-type: none"> • Landscape Sensitivity: Substantial
	<p>Capacity</p>	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	<p>Comments</p>	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High. The site would be relatively sensitive as a result of its rurality despite its proximity to urban influences, its openness due to elevation, and inconsistency with existing settlement.</p> <p>Overall landscape value: Medium- High. The site is within the AONB and has some elements of quietness and tranquillity as well as ancient woodland.</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report considers the site to have LOW-MEDIUM landscape suitability for development. Any development would require very sensitive design and considerable mitigation in order to reduce effects on the landscape. The site could potentially accommodate a MEDIUM-HIGH developable yield in within the site. Nevertheless, the site is sensitive in landscape terms, to development, and therefore any proposals would need to ensure that they would not have significant adverse effects on the AONB. Siting of development, in relation to the undulating landform and any key views would be an important consideration. Development of the highest quality</p>


		which pays consideration to the surrounding landscape character would be vital, as well as an appropriate landscape design scheme with buffers to the surrounding ancient woodland.	
Public Rights of Way	Within site	None	
	Adjacent	<p>The adjacent site to the east contains a number of public rights of way;</p> <ul style="list-style-type: none"> • A public footpath crosses the southern part of the adjacent site running from Brighton Road in an eastern direction and rising north to New Buildings Farm on Parish Lane. • A footpath runs from Parish Lane in the north eastern corner of the adjacent site and continues south to Tilgate Forest Golf Centre. • A footpath flows from Parish Lane in the north eastern part of the adjacent site and continues east across the main railway line. 	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	2755m: Handcross Primary School
		Post Office	2110m: Tilgate Post Office 3558m: Handcross Post Office
		Convenience store	180m: Pease Pottage Services
		Public House	500m: Black Swan
		Health Facility	1949m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	823m: Children's play area (Finches Field) 1949m: K2 Crawley
		Bus Stop	160m: Brighton Road Stop
	Vehicular access constraints	The site could be accessed off Parish Lane.	

	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Comments	Planning permission granted for development of the site for 600 dwellings and associated infrastructure in November 2016 under LPA reference DM/15/4711.

APPENDIX 5 F

**SL06 - LAND TO WEST OF 63 HORSHAM
ROAD, PEASE POTTAGE
(MID SUSSEX SHLAA REF: 731)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land to the west of 63 Horsham Road (SHLAA Ref: 731)	
Site Address	Land to the west of 63 Horsham Road, Pease Pottage	
Site Reference	SL06	

Site Context	Site Area	1.76 hectares
	Current Land Use	Woodland
	PDL/Greenfield	Woodland.
	Boundary Treatment	Horsham Road bounds the site to the north. Woodland bounds the site to the south, east and west.
	Adjacent Land Use	Residential dwellings lie the east of the site.
	Topography	Site falls away from the road verge before levelling.
	Planning History	DM/15/1437: Erection of four no. detached dwellings, with associated parking and landscaping. REFUSED

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	The site is designated as a Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	The site is designated as Ancient and Semi Natural Woodland.
	Comments	Dense hedgerow and shaws border the site along Horsham Road.

Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close
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		proximity of the site. The nearest Grade II Listed Building is Cottesmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>The site is covered with Ancient and Semi Natural Woodland and is fully enclosed. Views are not possible from Horsham Road and/or Grouse Road beyond the wooded site frontage.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	None. Brighton Road borders the site to the north.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3540m Handcross Primary School
		Post Office	3700m (Tilgate Post Office) 4185m (Handcross Post Office)
		Convenience store	965m: Pease Pottage Services
		Public House	645m: Black Swan
		Health Facility	2572m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	920m: Finches Play Fields 2414m: K2 Crawley
		Bus Stop	622m: Brighton Road (south)

	Vehicular access constraints	
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Single ownership as identified as part of DM/15/1437.
	Constraints	The site lies within the High Weald AONB. It is designated as a Priority Habitat. The site is designated as Ancient and Semi Natural Woodland.
	Proposed Use	Residential.
	Estimated Capacity	Given the extent of the Ancient and Semi Natural Woodland on site it is not considered there is any capacity on site to accommodate residential development.
	Mitigation	Due to the constraints of the site (AONB, Priority, Ancient and Semi Natural Woodland) it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is currently covered in Ancient and Semi Natural Woodland and is fully enclosed. It falls away from the road verge before levelling.</p> <p>The site lies within the High Weald AONB. Views are not possible from Horsham Road and/or Grouse Road beyond the wooded site frontage.</p> <p>The site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (AONB, Priority, Ancient and Semi Natural Woodland) it is not considered suitable for development.</p>

APPENDIX 5 G

**SL07 - LAND AT FINCHES FIELD,
SOUTH OF PEASE POTTAGE
(MID SUSSEX SHLAA REF: 153)**

Slaughtam Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land south of Pease Pottage (West of Finches Field) (SHLAA Ref: 153)	
Site Address	Land west of Old Brighton Road (West of Finches Field)	
Site Reference	SL07	

Site Context	Site Area	2.46 hectares.
	Current Land Use	Playing fields
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The site is delineated by fences and hedges/ trees to the north, south and west. The boundary is not defined to the east.
	Adjacent Land Use	Open space / playing fields are adjacent to the site to the north and east.
	Topography	The site is generally flat.
	Planning History	Part of the site forms part of Finches field which has been subject to 12/03794/DEMOL: Demolition of timber framed building, used as leisure facility for football club. APPROVED.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	Priority Habitat lies along the southern boundary of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies along the southern and part of the western boundary of the site.
	Comments	

Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottesmore School which is to the north west of the site.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	Site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland, hedgerows and shaws border the site on the southern boundary. The site borders existing playing fields with existing residential units to the north west. The site is reasonably enclosed from wider rural views. The site is reasonably enclosed from wider, rural views.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of</p>

		buildings and other structures	
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None	
	Adjacent	The Public Right of Way runs east-west on land to the south of the site.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	2092m Handcross Primary School
		Post Office	3379m (Tilgate Post Office) 3862m (Handcross Post Office)
		Convenience store	786m: Pease Pottage Services
		Public House	320m: Black Swan
		Health Facility	2735m: Broadfield Health Centre

		Children's Play Area/ Formal Sports Pitch	Finches Playing Fields lie immediately to the west of the site. 2450m: K2 Crawley
		Bus Stop	280m: Old Brighton Road South
	Vehicular access constraints	The site could be accessed of Old Brighton Road. In order to access the site, access would need to cross the existing playing fields known as Finches Playing Fields.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	
	Constraints	The site lies within the High Weald AONB and is currently in use as formal sports pitches.	
	Proposed Use	Residential.	
	Estimated Capacity	Some 45 dwellings at medium density.	
	Mitigation	It is not considered possible to provide adequate mitigation on-site.	
	Deliverable/ Developable/Achievable	It is not considered residential development on the site is deliverable.	
	Comments	<p>The site is in use as formal sports pitches. No known compensatory provision has been identified.</p> <p>The site lies within the High Weald AONB. Ancient and Semi-Natural Woodland lies to the south and west of the site.</p> <p>The site offers reasonable access to services in Pease Pottage with access to services in Crawley to the north.</p> <p>Given the constraints of the site (High Weald AONB and formal sports use) it is not considered suitable for development.</p>	

APPENDIX 5 H

**SL08 - LAND SOUTH OF PEASE POTTAGE,
WEST OF OLD BRIGHTON ROAD
(MID SUSSEX SHLAA REF: 603)**

Slaughtam Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land south of Pease Pottage (SHLAA Ref: 603)	
Site Address	Land west of Old Brighton Road	
Site Reference	SL08	

Site Context	Site Area	39 hectares
	Current Land Use	Primarily agriculture.
	PDL/Greenfield	Greenfield
	Boundary Treatment	<p>The site is bound by woodland to the north west and residential dwellings to the north east.</p> <p>Old Brighton Road bounds the site on the eastern side.</p> <p>Open countryside/agricultural land bounds the site on the west and to the south.</p>
	Adjacent Land Use	Adjacent land to the west is open farmland. To the east is Old Brighton Road.
	Topography	Generally flat.
	Planning History	None relevant.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	The site is designated a Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies on the northwestern boundary of the site.
	Comments	

Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland and shaws border the north western corner and run along the western boundary of the site. The Old Brighton Road runs along the eastern side. These factors combined contribute towards a sense of enclosure. The open grassland/agricultural land to the south lends itself to the rural nature of the site.</p>
	Sensitivity	<p>The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</p>

	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. It notes the wooded belts would be more sensitive, especially those in the north of the site. Relationship to the settlement of Pease Pottage will be more of an issue if the whole site were to be developed as the site is larger in scale than the existing hamlet of Pease Pottage.</p> <p>Overall landscape value: Medium- High. It notes the ancient woodland would be a more sensitive element.</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report identifies the majority of the site is considered to have a LOW landscape suitability for development.</p> <p>Area A is considered to be less sensitive, in landscape terms, and may have a LOW-MEDIUM landscape suitability for development. This may be able to accommodate a MEDIUM-HIGH yield although this is unlikely to be a realistic option owing to other constraints. If any development were to go ahead on the site the medium-high sensitivity of the landscape should be noted, and valuable features such as ancient woodland blocks and the public right of way should be retained. The key characteristics which contribute to the special qualities of the AONB, particularly ancient woodland and wooded gills adjacent to the site boundary, as well as considering views from elsewhere within the AONB should be considered. Mitigation might include strengthening field boundary vegetation,</p>


		particularly to the east of the site, and retaining existing trees.	
Public Rights of Way	Within site	A Public Right of Way (PRoW) crosses the site in an east-west direction from Old Brighton Road.	
	Adjacent	A PRoW lies to the west of the site.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	2092m Handcross Primary School
		Post Office	3862m (Tilgate Post Office) 3862m (Handcross Post Office)
		Convenience store	786m: Pease Pottage Services
		Public House	320m: Black Swan
		Health Facility	2735m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	The north western part of the site lies immediately adjacent to Finches Playing Fields. 2450m: K2 Crawley
		Bus Stop	280m: Old Brighton Road (South)
	Vehicular access constraints	The site could be accessed off Old Brighton Road (south).	
Comments			
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	It is understood that the site is in single or a limited number of ownership. It has previously been promoted for development through the emerging District Plan consultation.	

	Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). It is designated a Priority Habitat. Ancient and Semi Natural Woodland lies on the north-west boundary of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is considered that only part of the site could be developed. At a generally low density this could provide circa 500 residential units.
	Mitigation	Due to the environmental constraints (AONB) it is not possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is primarily in agricultural use.</p> <p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). It is designated a Priority Habitat. Ancient and Semi Natural Woodland lies on the north-west boundary of the site.</p> <p>The site offers reasonable access to service in Pease Pottage with access to services in Crawley to the north.</p> <p>Access is available off Old Brighton Road (south).</p> <p>Given the site is within the High Weald AONB and is physically and visually divorced from the existing built up area of Pease Pottage, it is not considered suitable for development.</p>

APPENDIX 5 I

**SL09 - LAND WEST OF TRUGGERS,
HANDCROSS (MID SUSSEX SHLAA REF: 181)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land West of Truggers (SHLAA Ref: 181)	
Site Address	Land West of Truggers, Horsham Road, Handcross	
Site Reference	SL09	
Site Context	Site Area	6.4 hectares
	Current Land Use	Open grassland
	PDL/Greenfield	Greenfield
	Boundary Treatment	The north and north-western boundaries are defined by woodland; the eastern boundary by the A23; the south-eastern boundary the rear gardens of properties in Truggers; the southern boundary by hedging that borders Horsham Road; whilst the western boundary is undefined.
	Adjacent Land Use	Residential properties; woodland; and grassland.
	Topography	Steeply sloping. Land falls away in a broadly north-west direction.
	Planning History	There is no relevant recent planning history associated with this site.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	Priority Habitat is to the north of the site.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi-Natural Woodland lies to the north of the site.
	Comments	
Heritage Assets	Listed Buildings or SAM	The Royal Oak Public House lies immediately to the south of the site and is a Grade II Listed Building

	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None known.
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>Dense hedgerows, shaws and Ancient Woodland provide a buffer to the A23 on the eastern side of the site. The site is bordered to the north by Ancient Woodland. The site is visually contained with limited views from the north and east.</p> <p>Views are possible from the western corner of Horsham Road; although most of the road frontage is defined by a mature hedgeline.</p>
	Sensitivity	The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing</p>


		slopes. <ul style="list-style-type: none"> Landscape Value: Moderate Landscape Capacity: Low The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss. <ul style="list-style-type: none"> Landscape Value: Substantial Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	Permissive tracks adjoin the site to the north and west.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1370m: Handcross Primary School
		Post Office	595m: Handcross Post Office
		Convenience store	664m: Handcross New
		Public House	152m: The Royal Oak Inn
		Health Facility	1330m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 300m Handcross Sports Pavilion – 875m
		Bus Stop	130m: Horsham Road

	Vehicular access constraints	Access is achievable from Horsham Road, to the west of the existing line of dwellings. This would be likely to necessitate the removal and re-alignment of a section of existing hedgerow to achieve requisite visibility splays.
	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	It is understood that the site is in single ownership.
	Constraints	The site lies within the High Weald AONB. A Priority Habitat and Ancient and Semi Natural Woodland is to the north of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is estimated circa 4 hectares of the site is developable at low density and could therefore accommodate some 80 residential units.
	Mitigation	Given the environmental constraints (High Weald AONB and proximity to Ancient and Semi-Natural Woodland) and physical constraints (topography and site access limitations) it is not considered possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available.
	Suitability	<p>The site is currently grassland which is steeply sloping in a broadly north-west direction.</p> <p>The site lies within the High Weald AONB. A Priority Habitat and Ancient and Semi Natural Woodland is to the north of the site.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>Given the constraints of the site (both environmental and physical) it is not considered suitable for residential development.</p>

APPENDIX 5 J

**SL10 - LAND AT COOS LANE,
HORSHAM ROAD, HANDCROSS
(MID SUSSEX SHLAA REF: 670)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land at Coos Lane (SHLAA Ref: 670)	
Site Address	Land at Coos Lane, Horsham Road, Handcross	
Site Reference	SL10	
Site Context	Site Area	1.2 hectares
	Current Land Use	Agricultural and woodland.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	A tree belt bounds the site on the northern and southern side beyond which lies the B2100 to the north and Coos Lane to the south. The western boundary is currently undefined.
	Adjacent Land Use	Agricultural land lies to the west of the site. Residential properties lie east of the site, beyond Coos Lane.
	Topography	The site falls gently to the north-west.
	Planning History	There is no relevant planning history associated with the site.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	There are no arboricultural designations on the site. The site is bound with dense hedgerows and shaws on the northern and southern boundary. Trees and scrub cover the eastern corner of the site.
	Comments	

Heritage Assets	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p>
	Sensitivity	<p>The site is well contained with dense hedgerow and shaws along Horsham Road and Coos Lane. The site is therefore visually contained. The site leads to open grassland on the western side and this adds to the rural nature of the site.</p> <p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.

		<p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low <p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low Boundary loss.</p> <ul style="list-style-type: none"> • Landscape Value: Substantial • Landscape Capacity: Low
	<p>Comments</p>	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site. The Report identifies:</p> <p>Overall landscape sensitivity: Medium-High Overall landscape value: Medium- High</p> <p>The Report notes the majority of the site is considered to have a LOW landscape suitability to development. Woodland/green screen provides important feature to the southern end of Handcross and transition to the more rural dispersed character further south, in addition to the buffer screen to the roads and settlement to the east. This would be lost if it were to be developed. The western half of the site is more sensitive with long attractive views. Coos Lane is rural and attractive and characteristic of the AONB (south of West Park Road development).</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report considers the site to have LOW-MEDIUM landscape suitability for development. This should still be considered as a very sensitive location for development. The condition of the site could be improved but the more rural character should be retained therefore it is likely to be inappropriate for strategic development but could potentially accommodate dispersed pattern, with a LOW yield, ensuring an overall perception of green/woodland is retained by roof heights not exceeding the height of surrounding trees, and ensuring the site provides an attractive gateway to south of Handcross. Views from the west should be considered with appropriate landscape planting to reduce effects on views from the rest of the AONB.</p>


Public Rights of Way	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1760m: Handcross Primary School
		Post Office	1020m: Handcross Post Office
		Convenience store	950m: Handcross News
		Public House	450m: The Royal Oak Inn
		Health Facility	1720m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 690m Handcross Sports Pavilion – 1270m
		Bus Stop	267m: Horsham Road
	Vehicular access constraints	Access could be achieved off B2110, Horsham Road and/or Coos Lane.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	

	Constraints	The site lies within the High Weald AONB. The site is bound with dense hedgerows and shaws on the northern and southern sides where they border the public highway. Trees and scrub cover the eastern corner of the site.
	Proposed Use	Residential.
	Estimated Capacity	It is considered approximately half of the site could be developed at a low density to yield circa 12 dwellings.
	Mitigation	Unable to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the impact of providing access and requisite visibility splays it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is currently in agricultural use. It is bound with dense hedgerows and shaws on the northern and southern boundaries where they border Horsham Road and Coos Lane. Trees and scrub cover the eastern corner of the site. Land falls gently to the north-west.</p> <p>The site lies within the High Weald AONB. The existing hedgerow and shaws provide an important element in defining and screening the edge of the built up area of Handcross and the rural countryside beyond. The site is rural in character and is currently undefined along its western edge.</p> <p>The provision of adequate access and visibility splays would be likely to necessitate the removal of mature trees and hedgerows on either Horsham Road and/or Coos Lane. This would be likely to have a harmful effect on the character of the site and its setting.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>Given the above, the site is not considered suitable for development.</p>

APPENDIX 5 K

**SL11 - LAND SOUTH OF THREE FOLD,
HORSHAM ROAD, HANDCROSS
(MID SUSSEX SHLAA REF: 632)**

,Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land South of Freefold Horsham (SHLAA Ref: 632)	
Site Address	Land South of Freefold, Horsham Road, Handcross	
Site Reference	SL11	
Site Context	Site Area	0.5 hectares
	Current Land Use	Open grassland.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The site is primarily defined by woodland and hedging.
	Adjacent Land Use	Allotments lie to the north and east of the site.
	Topography	Generally flat, site falls to Park Road and Horsham Road.
	Planning History	There is no recent planning history associated with the site.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	
	Comments	
Heritage Assets	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House; a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold; a</p>

		Grade II Listed Building and is to the south west of the site.
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	Site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is visually contained and adjacent to two allotment sites. Ancient woodland to the north provides a buffer to Park Road. The site has a sense of containment, with some glimpsed views north to houses on Horsham Road.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p>


		<ul style="list-style-type: none"> Landscape Value: Moderate Landscape Capacity: Low <p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> Landscape Value: Substantial Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	None.	
	Adjacent	Bounded to the south and east by Public Rights of Way.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1140m: Handcross Primary School
		Post Office	380m: Handcross Post Office
		Convenience store	440m: Handcross News
		Public House	120m: The Royal Oak Inn
		Health Facility	1100m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Handcross Sports Pavilion – 640m
		Bus Stop	64m: Horsham Road
	Vehicular access constraints	The site currently has no direct vehicular access to serve the site. Access is likely to need to be via Park Road to the south.	

	Comments	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	It is understood that the site in single ownership.
	Constraints	Site lies within High Weald AONB.
	Proposed Use	Residential.
	Estimated Capacity	It is considered that circa 6 units could be delivered on the site at low density.
	Mitigation	Unable to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Given the access constraints it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is adjacent to allotments, close to the built up area of Handcross.</p> <p>The site lies within the High Weald AONB. The site is reasonably visually contained, with some glimpsed views north to houses on Horsham Road.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>There is no current means of vehicular access to the site. Given the layout of housing to the north and allotments to the east, it is likely access would need to be from the south via Park Road, a PROW. This would be likely to have a harmful effect on the character of the site and its setting.</p> <p>Given the above, it is not considered suitable for residential development.</p>

APPENDIX 5 L

**(SL12- LAND AT ST MARTIN CLOSE (EAST),
HANDCROSS
(MID SUSSEX SHLAA REF:127)**

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	St Martins Close (East) (SHLAA Ref: 127)	
Site Address	Coos Lane, Handcross	
Site Reference	SL12	

Site Context	Site Area	1.42 hectares
	Current Land Use	Grassland/ scrubland with north/south tree belt on the western side of the site.
	PDL/Greenfield	Greenfield.
	Boundary Treatment	The western and southern boundaries are delineated by trees/ hedging whilst the north and east are open to the adjoining residential development in St Martin's Close.
	Adjacent Land Use	Residential dwellings adjoin the site to the north and east.
	Topography	The site generally falls in a southerly direction.
	Planning History	<p>The site together with land to the west has previously been promoted for a Community Right to Build Order (CRtBO).</p> <p>The Examiner's Report concluded the CRtBO should be refused for two reasons. Firstly, the uncertainty about the effects of the development and whether it can be satisfactorily delivered meant the Examiner could not be sure that the Order had sufficient regard to national policies and guidance or that it would contribute to the achievement of sustainable development. Secondly, the Examiner could not be certain that the making of the Order would not breach or otherwise be compatible with EU obligations insofar as consideration as to whether an EIA was needed should have been undertaken.</p>

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.
	Arboricultural Designations (e.g. SANW/TPO)	There are no arboricultural designations on the site.
	Comments	There is a tree belt that runs along the western boundary of the site in a broadly north/south direction.
Heritage Assets	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The eastern part is scrubland, but its character is influenced by the adjacent residential development.</p>
	Sensitivity	The site lies within an area where woodland cover


		<p>limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site in conjunction with land to the west. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. Enclosing field boundaries and views south are sensitive elements.</p> <p>Overall landscape value: Medium- High. Key sensitivities include characteristics of AONB including relationship to boundaries and landscape beyond.</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report assesses the site in conjunction with land to the west. It identifies that the majority of the whole site is considered to have a MEDIUM landscape suitability for development.</p> <p>It further notes the whole site could potentially accommodate a MEDIUM development yield. If developed, field boundaries should be retained where possible, especially to the west and south and other boundaries reinforced (those to the south) with native species.</p> <p>The Report recommends retaining separation from</p>

		<p>Coos Lane whilst integrating development with naturalist boundaries and existing development to the east.</p> <p>It notes there is an opportunity to enhance built character, pedestrian links to the housing estate on the east whilst responding to landscape and rural development on Coos Lane in terms of design. Further recommends the retention of some open space.</p>	
Public Rights of Way	Within site	None.	
	Adjacent	None.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity	Primary school	1690m: Handcross Primary School
		Post Office	930m: Handcross Post Office
		Convenience store	995m: Handcross News
		Public House	500m: The Royal Oak Inn
		Health Facility	1650m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 133m Handcross Sports Pavilion – 1200m
		Bus Stop	484m: Horsham Road stop
	Vehicular access constraints		
	Comments	The site could be accessed off Coos Lane or via St. Martins Close.	

Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	Slaugham Parish Council.
	Constraints	The site lies within the High Weald AONB. There is a tree belt that runs along the western boundary of the site in a broadly north/south direction.
	Proposed Use	Residential.
	Estimated Capacity	Some 30 dwellings at medium density
	Mitigation	Retention and reinforcement of boundaries to rural area.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. It is also considered that the site offers a suitable location for development.
	Suitability	<p>The site is currently open grassland/ scrubland with a north/south tree belt on the western side of the site. The sites character is influenced by the adjacent residential development.</p> <p>The site lies within the High Weald AONB.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>The site is considered suitable for development.</p>

APPENDIX 5 M
(SL13- LAND AT ST MARTIN CLOSE (WEST),
HANDCROSS
(MID SUSSEX SHLAA REF:127)

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	St Martins Close (West) (SHLAA Ref: 127)	
Site Address	Coos Lane, Handcross	
Site Reference	SL13	
Site Context	Site Area	1.6 hectares
	Current Land Use	Agricultural grassland.
	PDL/Greenfield	Greenfield
	Boundary Treatment	All boundaries are defined by mature trees/ hedging.
	Adjacent Land Use	Residential dwellings lie to the north-east and east.
	Topography	The site falls gently to the west.
	Planning History	<p>The site, together with land to the east has previously been promoted for a Community Right to Build Order (CRtBO).</p> <p>The Examiner's Report concluded the CRtBO should be refused for two reasons. Firstly, the uncertainty about the effects of the development and whether it can be satisfactorily delivered meant the Examiner could not be sure that the Order had sufficient regard to national policies and guidance or that it would contribute to the achievement of sustainable development. Secondly, the Examiner could not be certain that the making of the Order would not breach or otherwise be compatible with EU obligations insofar as consideration as to whether an EIA was needed should have been undertaken.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	There are no biodiversity designations on the site.

	Arboricultural Designations (e.g. SANW/TPO)	There are no arboricultural designations on the site.
	Comments	There are mature trees along all boundarie of the site.
Heritage Assets	Listed Buildings or SAM	<p>There are no Listed Buildings within close proximity of the site.</p> <p>The nearest Listed Buildings are on Horsham Road. The Royal Oak Public House is a Grade II Listed Building and is to the north east of the site. North Lodge, Ashfold is Grade II Listed Building and is to the south west of the site.</p>
	Conservation Area	The site lies outside and to the south west of the Handcross Conservation Area.
	Archaeological Potential	None
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is spilt into 2 characters, separated by the central hedgerow. The western part is more rural in character. It has a sense of enclosure defined by the indigenous hedgerow and tree boundaries.</p>
	Sensitivity	The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility. Long views along valleys and ridges have a high sensitivity to the impact of new development.


	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the site in conjunction with land to the east. The Report identifies:</p> <p>Overall landscape sensitivity: Medium. Enclosing field boundaries and views south are sensitive elements.</p> <p>Overall landscape value: Medium- High. Key sensitivities include characteristics of AONB including relationship to boundaries and landscape beyond.</p> <p>Landscape capacity is identified as Medium.</p> <p>The Report identifies the majority of the whole site is considered to have a MEDIUM landscape suitability for development. It identifies that the majority of the whole site could potentially accommodate a MEDIUM development yield. If developed, field boundaries should be retained where possible, especially to the west and south of the site as a whole and other boundaries reinforced (those to the south) with native species.</p> <p>The Report recommends retaining separation from Coos Lane whilst integrating development with naturalist boundaries and existing development to the east.</p> <p>It notes there is an opportunity to enhance landscape elements including connections with woodland belts and open space/footpath links.</p> <p>It considers the impact on longer views to the south.</p> <p>It notes there is an opportunity to enhance built character, pedestrian links to the housing estate on the east whilst responding to landscape and rural development on Coos Lane in terms of design. Further recommends the retention of some open</p>

		space.	
Public Rights of Way	Within site	None.	
	Adjacent	Coos Lane lies to the west.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	1690m: Handcross Primary School
		Post Office	930m: Handcross Post Office
		Convenience store	995m: Handcross News
		Public House	500m: The Royal Oak Inn
		Health Facility	1650m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 133m Handcross Sports Pavilion – 1200m
		Bus Stop	484m: Horsham Road stop
	Vehicular access constraints	Existing dense hedgerows and shaws on Coos Lane would need to be removed to facilitate access.	
	Comments	Access would also be achievable via St Martins Close to the east, if the site were developed in conjunction with site SL12.	
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	

	Constraints	The site lies within the High Weald AONB. There are mature trees/ hedging to all boundaries.
	Proposed Use	Residential.
	Estimated Capacity	Some 35 dwellings at medium density.
	Mitigation	Retention and reinforcement of boundaries to rural area, in particular Coos Lane.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. It is also considered that the site offers a suitable location for development, when developed in conjunction with land to the east.
	Suitability	<p>The site is currently open grassland with mature trees/ hedging to all boundaries. This provides the site with a sense of enclosure.</p> <p>The site lies within the High Weald AONB.</p> <p>The site offers reasonable access to services in Handcross.</p> <p>The site is located in close proximity to the existing built up edge of Handcross. It is also relatively screened from wider rural views. The main constraint to development is means of access. If this were from Coos Lane, the access and requisite visibility splays would be likely to have a detrimental impact on the rural character of the area. However, if the site were developed in conjunction with land to the east, with access from that direction, such adverse impact could be avoided.</p> <p>The site is considered suitable for development, in conjunction with land to the east, with access from that direction.</p>

APPENDIX 5 N
(SL14- LAND AT SLAUGHAM MANOR,
SLAUGHAM
(MID SUSSEX SHLAA REF:765)

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Slaugham Manor	
Site Address	Slaugham Manor, Slaugham Place, Haywards Heath	
Site Reference	SL14	
Site Context	Site Area	2.30 hectares
	Current Land Use	Former Police Training Centre
	PDL/Greenfield	Previously developed land.
	Boundary Treatment	The site is primarily bound by woodland and mature hedgerows.
	Adjacent Land Use	Agricultural land
	Topography	Gently undulating.
	Planning History	DM/16/2531: Hybrid application consisting of demolition of 6 buildings and outline application (access, landscaping, layout, and scale) for construction of 15 new dwellings, and full application for the conversion and extension of the retained Manor House into 9 flats and change of use and extension of Ryders into a single dwelling. Planning Committee have resolved to grant permission.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None.
	Arboricultural Designations (e.g. SANW/TPO)	Ancient and Semi Natural Woodland lies to the north and to the east of the site.
	Comments	


Heritage Assets	Listed Buildings or SAM	<p>The Moat House which is a Grade II Listed Building lies immediately north of the site.</p> <p>The Parish of St Mary Church which is a Grade II* Listed Building lies north west of the site.</p>
	Conservation Area	The site lies outside the Slaugham Conservation Area which lies to the north of the site.
	Archaeological Potential	<p>The site lies to the east and north of identified Archaeological Notification Areas.</p> <p>To remains of Slaugham Place (Scheduled Ancient Monument) lie to the north east of the site.</p>
	Comments	
Landscape	Designations (e.g. AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is more bordered by dense woodland to the north and north eastern corner and despite the southern part leading to agricultural land is well contained.</p>
	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>
	Capacity	<p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> Landscape Value: Substantial

		<ul style="list-style-type: none"> Landscape Capacity: Low 	
	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.	
Public Rights of Way	Within site	A Public Right of Way (PRoW) borders the site in parts. It runs along the northern side of the site and along the southern western part of the site.	
	Adjacent	A number of PRoWs are adjacent to the site and run north south from Staplefield Road and east toward the A23.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3218m: Handcross Primary School
		Post Office	2414m: Handcross Post Office
		Convenience store	2574m: Handcross News
		Public House	1050m: The Chequers
		Health Facility	3057m: Ouse Valley Practice
		Children's Play Area/ Formal Sports Pitch	275m: Informal play space on Coos Lane 2735m: Handcross Sports Pavilion
		Bus Stop	480m: Staplefield Road
	Vehicular access constraints	Existing vehicular access onto/off Staplefield Road.	
	Comments		

Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.
Site Consideration	Ownership	
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Suitability	<p>Planning permission granted for development of the site for hybrid application consisting of demolition of 6 buildings and outline application (access, landscaping, layout, and scale) for construction of 15 new dwellings, and full application for the conversion and extension of the retained manor house into 9 flats and change of use and extension of Ryders into a single dwelling in December 2016 under LPA reference DM/16/2531.</p>

APPENDIX 5 O
(SL15- LAND AT SLAUGHAM GARDEN
NURSERY, SLAUGHAM
(NOT ASSESSED IN MID SUSSEX SHLAA)

Slaugham Neighbourhood Plan Housing Land Availability Assessment


NP Site Name	Slaugham Nursery Gardens	
Site Address	Slaugham Nursery Gardens, Slaugham	
Site Reference	SL15	
Site Context	Site Area	0.93 hectares.
	Current Land Use	Vacant nursery.
	PDL/Greenfield	Previously developed land.
	Boundary Treatment	The site is bound by the east, west and north by dense woodland. Staplefield Road bounds the site to the south.
	Adjacent Land Use	Open grassland.
	Topography	Generally flat.
	Planning History	<p>12/02876/LDC: The use of land for the storage of plant equipment and materials by a ground work contractor. REFUSED.</p> <p>DM/16/4406: Outline Planning Application for 9 Residential Units at the former site of Slaugham Garden Nursery. AWAITING DECISION.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	Part of the site is designated as Priority Habitat.
	Arboricultural Designations (e.g. SANW/TPO)	Part of the site is designated as Ancient and Semi Natural Woodland.
	Comments	

Heritage Assets	Listed Buildings or SAM	<p>There are a number of Listed Buildings to the east of the site on Park Road. These include;</p> <ul style="list-style-type: none"> • 6, The Green: Grade II Listed Building • 7, The Green, Grade II Listed Building • 9, The Green: Grade II Listed Building • Conners: Grade II Listed Building • White Telephone Kiosk on the Green • Chantry House, Grade II Listed Building • Bosworths Cottages, Grade II Listed Building • Rock Cottage, Grade II Listed Building <p>The Parish of St Mary Church which is a Grade II* Listed Building lies south of the site.</p>
	Conservation Area	The site lies outside the Slaugham Conservation Area which lies to the east of the site.
	Archaeological Potential	<p>The site lies to the east and north of identified Archaeological Notification Areas.</p> <p>The remains of Slaugham Place (Scheduled Ancient Monument) lie to the south of the site.</p>
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty AONB.
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 6: High Weald. This area is the largest Landscape Character Area and contains the highest ground in the High Weald and lies wholly within the High Weald AONB.</p> <p>The area is characterised by the High Weald Forest Ridge. It contains numerous gills streams, which have carved out a landscape of twisting ridges and secluded valleys. There is significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws.</p> <p>The site is bordered by woodland to the west and east and therefore confers a sense of tranquility. To the south is Staplefield Road which affords access and limited views to the site. To the north lies open grassland further dispersed woodland. The site is visually contained, and is in a generally rural tranquil location.</p>

	Sensitivity	<p>The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.</p> <p>Long views along valleys and ridges have a high sensitivity to the impact of new development</p>	
	Capacity	<p>The Handcross Southern High Weald area contains a mixture of medium size pasture and woodland with occasional arable fields with fairly steep south facing slopes and large areas of early modern period. The A23 runs north south through the area. Low boundary loss.</p> <ul style="list-style-type: none"> • Landscape Value: Substantial • Landscape Capacity: Low 	
	Comments	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) did not assess the site.</p>	
Public Rights of Way	Within site	None	
	Adjacent	A Public Right of Way lies to the south east of the site running along Staplefield Road to Park Road.	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	3540m: Handcross Primary School
		Post Office	2735m: Handcross Post Office
		Convenience store	2799m: Handcross News
		Public House	330m: The Chequers
		Health Facility	3379m: Ouse Valley Practice

		Children's Play Area/ Formal Sports Pitch	1460m: Informal play space on Coos Lane 2550m: Handcross Sports Pavilion
		Bus Stop	266m: Staplefield Road
	Vehicular access constraints	Existing vehicular access onto/off Staplefield Road.	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is in single ownership.	
	Constraints	The site lies within the High Weald AONB. Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.	
	Proposed Use	Residential.	
	Estimated Capacity	It is considered 0.6 hectares would be available for development at a low density. A current planning application envisages the construction of 9 dwellings on the site.	
	Mitigation	Landscape buffer to protect the Ancient and Semi Natural Woodland.	
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. Due to the isolated location of the development it is not considered that the site is suitable for development.	
	Suitability	<p>The site is currently a vacant nursery within the High Weald AONB. Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.</p> <p>The site is bordered by trees and hedgerows and is relatively visually contained. To the south is Staplefield Road, which affords access and limited views of the site. The site is in a generally rural tranquil location.</p> <p>Given the relatively isolated nature of the site and distance to local services and facilities, it is not considered suitable for development.</p>	

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land south of Pease Pottage (SHLAA Ref: 603)	
Site Address	Land west of Old Brighton Road	
Site Reference	SL16 Please note SL16 represents a reduced site area of SL08	

Site Context	Site Area	12.08 hectares
	Current Land Use	Primarily agriculture. Residential dwelling and livery lies in the southern part of the site. Recreation ground lies in the north western part of the site.
	PDL/Greenfield	Primarily Greenfield/partially PDL.
	Boundary Treatment	Open countryside/agricultural land bounds the site on the west Finches Field bounds the site to the north. Old Brighton Road bounds the site on the eastern side. A care home bounds the site to the south.
	Adjacent Land Use	Adjacent land to the west is open farmland. To the east is Old Brighton Road. A carehome lies immediately to the south. Residential dwellings lie to the north
	Topography	Generally flat.
	Planning History	None relevant.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	The northern eastern part of the site is designated as a Priority Habitat.
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	Arboricultural Designations (e.g. SANW/TPO)	Finches Shaw Ancient Woodland lies on the northern boundary of the site.
	Comments	Priority habitat and ancient replanted woodland lies to the north west of the site.
Heritage Assets	Listed Buildings or SAM	There are no Listed Buildings within close proximity of the site. The nearest Grade II Listed Building is at Cottessmore School.
	Conservation Area	There is no designated Conservation Area in Pease Pottage.
	Archaeological Potential	None.
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB)
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8: Worth Forest.</p> <p>This Character Area covers the north western part of the Parish. Its key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest.</p> <p>The woodland character of the area is based on an important reservoir of ancient woodland, much of which has been replanted as the series of coniferous and mixed plantations that comprise the forest today. However, the relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppiced beeches, old banks, rabbit warrens, and old shaws.</p> <p>Dense woodland and shaws border the north western corner and run along the western boundary of the site. The Old Brighton Road runs along the eastern side. These factors combined contribute towards a sense of enclosure. The open grassland/agricultural land to the south lends itself to the rural nature of the site.</p>
	Sensitivity	The site lies within an area where woodland and forest covert limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility.

		<p>The sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.</p>
	<p>Capacity</p>	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald area. This area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low
	<p>Comments</p>	<p>The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has assessed the large site area (SL16) (SHLAA Ref: 603).</p> <p>The Report identifies:</p> <p>Overall landscape sensitivity: Medium. It notes the wooded belts would be more sensitive, especially those in the north of the site. Relationship to the settlement of Pease Pottage will be more of an issue if the whole site were to be developed as the site is larger in scale than the existing hamlet of Pease Pottage.</p> <p>Overall landscape value: Medium- High. It notes the ancient woodland would be a more sensitive element.</p> <p>Landscape capacity is identified as Low/Medium.</p> <p>The Report identifies the majority of the site is considered to have a LOW landscape suitability for development.</p> <p>Area A is considered to be less sensitive, in landscape terms, and may have a LOW-MEDIUM landscape suitability for development. This may be able to accommodate a MEDIUM-HIGH yield although this is unlikely to be a realistic option owing to other constraints. If any development were to go ahead on the site the medium-high sensitivity of the landscape should be noted, and valuable features such as ancient woodland blocks and the public right of way should be retained. The key characteristics which contribute to the special qualities of the AONB, particularly ancient woodland and wooded gills adjacent to the site boundary, as well as considering views from elsewhere within the AONB should be considered. Mitigation might include strengthening field boundary vegetation, particularly to the east of the site, and retaining existing trees.</p>
<p>Public Rights of Way</p>	<p>Within site</p>	<p>A Public Right of Way (PRoW) crosses the site in an east-west direction from Old Brighton Road.</p>

	Adjacent	PRoW's lies to the west of the site and east of the A23	
	Comments		
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1	
	Comments		
Accessibility	Proximity (in km) to	Primary school	2092m Handcross Primary School
		Post Office	3862m (Tilgate Post Office) 3862m (Handcross Post Office)
		Convenience store	786m: Pease Pottage Services
		Public House	320m: Black Swan
		Health Facility	3120m: Broadfield Health Centre
		Children's Play Area/ Formal Sports Pitch	The north western part of the site lies immediately comprises Finches Playing Fields. 2450m: K2 Crawley
		Bus Stop	280m: Old Brighton Road (South)
	Vehicular access constraints	The site could be assessed off Old Brighton Road (south).	
	Comments		
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	It is understood that the site is in single or a limited number of ownership.	
	Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The northern eastern part of the site is designated as a Priority Habitat.	

		Finches Shaw Ancient Woodland lies on the northern boundary of the site.
	Proposed Use	Residential.
	Estimated Capacity	Some 160 dwellings at low density. The site promoter has confirmed the land is being promoted for the delivery of circa 150 dwellings.
	Mitigation	Due to the environmental constraints (AONB) it is not possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is primarily in agricultural use.</p> <p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). It is designated a Priority Habitat. Ancient and Semi Natural Woodland lies on the northern boundary of the site.</p> <p>The site offers reasonable access to service in Pease Pottage with access to services in Crawley to the north.</p> <p>Access is available off Old Brighton Road (south).</p> <p>Given the site is within the High Weald AONB and is physically and visually divorced from the existing built up area of Pease Pottage, it is not considered suitable for development.</p>

Slaugham Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Land West of London Road	
Site Address	Land West of London Road, Handcross	
Site Reference	SL17	
Site Context	Site Area	2.7 Ha
	Current Land Use	Agriculture
	PDL/Greenfield	Greenfield
	Boundary Treatment	Trees bound the site on all sides.
	Adjacent Land Use	Residential to south, open fields to north, A23 lies to the west and London Road lies to the east.
	Topography	Generally flat.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. SSSI)	None
	Arboricultural Designations (e.g. SANW/TPO)	Woodland adjacent to A23 is identified as priority habitat.
	Comments	
Heritage Assets	Listed Buildings or SAM	None on site. Nearest heritage asset is the Grade II Listed Building at Nashlands Farm located 400m to the east of the site.

	Conservation Area	Outside of the Handcross Conservation Area.
	Archaeological Potential	None known.
	Comments	
Landscape	Designations (eg AONB)	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).
	Character	<p>The site lies within an area identified by Mid Sussex District Council as Landscape Character Area 8:Worth Forest. This landscape character area covers the north western part of the Parish.</p> <p>The key characteristics include a heavily forested, dissected plateau landscape enclosing a post medieval rural landscape cut from the forest. The area comprises a lightly dissected plateau of Upper Tunbridge Wells Sandstone with clay bands exposed on the sides of the shallow valleys.</p> <p>The woodland character of the area is based on a reservoir of ancient woodland, much of which has been replanted. The relict landscape of the older forest still persists, in the gill woodlands, in other semi-natural ancient woodland areas, and in features such as gnarled beech trees and beech avenues, pollarded oaks and coppices beeches, old banks, rabbit warrens and old shaws.</p>
	Sensitivity	The site lies within an area where woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
	Capacity	<p>As part of the Landscape Capacity Study, an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value was undertaken.</p> <p>The site falls within the Pease Pottage-Handcross High Weald and Handcross Southern High Weald area.</p> <p>The Pease Pottage-Handcross High Weald area contains medium scale arable fields interspersed with large areas of woodland. The A23 runs north south through the area. There are large areas of early modern period. Land is generally west facing slopes.</p> <ul style="list-style-type: none"> • Landscape Value: Moderate • Landscape Capacity: Low

	Comments	The Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of the Site Suitability (Jan 2015) has not assessed the site.	
Public Rights of Way	Within site	None.	
	Adjacent	None.	
	Comments	Permissive footpath along the estate road to the north of the site.	
Flood Risk	Flood Maps for Planning (Rivers and Sea)	Flood Zone 1.	
	Comments		
Accessibility	Proximity (in km) to	Primary school	250m: Handcross Primary School
		Post Office	1004m: Handcross Post Office
		Convenience store	970m: Handcross News
		Public House	1010m: The Red Lion
		Health Facility	417m: Ouse Valley
		Children's Play Area/ Formal Sports Pitch	Childrens Play Area – 250m Handcross Sports Pavilion – 654m
		Bus Stop	268m: London Road
	Vehicular access constraints	Access could be achieved off London Road.	
Comments			
Utilities	Comments	It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity and gas.	
Site Consideration	Ownership	The site is understood to be in single ownership.	
	Constraints	The site is within the High Weald Area of Outstanding Natural Beauty (AONB).	

		Woodland adjacent to A23 is identified as priority habitat
	Proposed Use	Residential.
	Estimated Capacity	Some 40 dwellings at low density. The site promoter has indicated about 60 dwellings could be delivered on site.
	Mitigation	Due to the environmental constraints (AONB) it is not possible to provide adequate mitigation.
	Deliverable/ Developable/Achievable	It is considered the site is available now. There are no known reasons to indicate the site is not available. However, it is not considered that the site offers a suitable location for development.
	Comments	<p>The site is primarily in agricultural use.</p> <p>The site lies within the High Weald AONB. Woodland adjacent to A23 is identified as priority habitat.</p> <p>The site offers reasonable access to services and facilities on offer in Handcross.</p> <p>Access could be achieved off London Road.</p> <p>Given the site is within the High Weald AONB and is physically and visually divorced from the existing built up area of Handcross, it is not considered suitable for development.</p>

APPENDIX 5

(Meeting with Mid Sussex District Council,
January 2017)

EMAIL ONLY

Judy Holmes

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07 February 2017

Dear Judy

Slaugham Neighbourhood Plan

I write further to our meeting on Thursday 26 January 2017 regarding the Slaugham Neighbourhood Plan.

Thank you for taking the time to update us on the District Plan Examination, the issues the Inspector has raised, and the timetable for future Hearing sessions.

As discussed, the Inspector has indicated he is of the view that the Plan's provision of 800 homes per annum will need to be increased. At this stage, you indicated the Inspector may increase the Plan's provision to 900 homes per annum (as a minimum). In order to meet this increase, we discussed how the District may facilitate additional housing coming forward over the Plan period.

It is understood Member's preference is for additional strategic sites to be allocated throughout the District to meet the increased housing provision. The impact this approach would have on neighbourhood plans was therefore discussed.

Prior to discussing the historic housing delivery rates of the Parish, an update was provided on Slaugham Parish Council's (SPC's) progress on their Neighbourhood Plan. As you are aware, the Parish resolved to progress a revised Neighbourhood Plan. In moving the revised Plan forward, the relevant statutory consultees have been consulted on the Scoping Report of the Sustainability Appraisal. In addition to this assessments have been carried out on the Parish's housing need and potential housing sites.

As part of the Housing Need Considerations Report, SPC have looked at a number of different methodologies in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish up to the period 2031. This Report also took account of the number of permissions granted and completions since 1 April 2014.

The Neighbourhood Plan OAN of 211 (as identified in the Housing and Economic Development Needs Assessment) was also discussed. The status and contribution the strategic allocation of 600 homes at Pease Pottage makes towards the Parish's housing need formed part of discussions. As a result, it was confirmed that Mid Sussex District Council view the strategic allocation of 600 as part of the overall housing number that the Parish have delivered since the start of the Neighbourhood Plan period i.e. 1 April 2014. Could you please confirm this view.

You also confirmed that should the District's housing provision be increased and/or the District be required to give Parishes housing targets to be delivered through Neighbourhood Plans, SPC would not be required to deliver beyond the range identified as part of the Housing Need Considerations Report, given the historic housing delivery in the Parish.

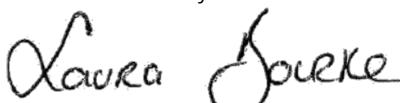
In addition to the Housing Need Considerations Report, SPC have also undertaken an assessment of candidate housing sites. This involved an assessment of those sites which had come forward as part of the Parish's "Call for Sites" and an assessment of those sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

In order to keep the public informed of progress SPC were intending to hold a public consultation event to highlight work undertaken to date and to gain public feedback on housing need and potential housing sites. In response to this, you requested SPC await the Inspector's initial conclusions on the District's housing provision prior to publicising thoughts on housing need and potential housing sites. In light of your advice, I can confirm, the SPC will delay the public consultation event until after the Inspector has published initial conclusions on the District Plan.

As you will appreciate SPC are keen to progress a Neighbourhood Plan which has the support of the District. With this in mind, SPC request your Authority's view on the Housing Need Considerations Report and the Parish Housing Land Availability Assessment. It was agreed Officers would review the documents and provide comments on these background papers. SPC would appreciate your Authority's view on these documents by Tuesday 28 February ahead of their Working Group Meeting.

I trust this note reflects our meeting and I look forward to receiving your Authority's view on these important matters.

Yours sincerely



Laura Bourke BA MSc MRTPI
Senior Planner

CC: Sally McClean, Clerk to Slaugham Parish Council
John Welch, Slaugham Parish Council
Andrew Marsh, Senior Planning Officer, Mid Sussex District Council
Alice Henstock, Senior Planning Officer, Mid Sussex District Council



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Your Ref:

Our Ref: JH/LM

Date:

9th February 2017

Laura Bourke BA MSc MRTPI
Senior Partner
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Dear Laura

Thank you for your letter received by email on the 7th February 2017.

Firstly can I clarify that the Planning Inspector carrying out the Council's Examination in Public has indicated that the Council's housing requirement is likely to be increased although he has not yet indicated precisely what that figure is likely to be.

District Council Members have consistently indicated their desire to protect Neighbourhood Plans by seeking to allocate strategic sites in the District Plan. However, the suitability, availability and deliverability of strategic sites to meet the housing requirement will obviously depend upon the final number.

In addition to this as discussed at our meeting the Inspector's response to Neighbourhood Plans is not yet clear.

Also as discussed the strategic allocation at Pease Pottage will form part of the overall housing number that Slaugham Parish has delivered since the start of the Neighbourhood Plan period (1st April 2014).

I can also confirm that the Council is satisfied that the Parish Housing Land Availability Assessment provides a good analysis of the sites available within the Parish. We also note that a call for sites has been undertaken by the Parish.

The Housing Needs Considerations Report provides an number of ways in which the housing requirement for the Parish can be calculated. The District Councils approach to establishing the housing requirement for the District is set out in the HEDNA, along with an indication of how the total requirement could be distributed to each Parish. As indicated above and as discussed at our recent meeting the District Council may need to review this approach depending upon the outcome of the District Plan examination.

I trust this clarifies the current position.

Yours sincerely

Working together for a better Mid Sussex



INVESTOR IN PEOPLE

Judy Holmes
Assistant Chief Executive



Judy Holmes
Assistant Chief Executive

APPENDIX 6

(Exhibition Material, April 2017)

Slaugham Parish Neighbourhood Plan



Neighbourhood Plan



Slaugham Parish Neighbourhood Plan Site Exhibitions

Villages of Handcross, Slaugham, Warninglid & Pease Pottage

Dear Resident

The Slaugham Parish Neighbourhood Plan Group will be running two public exhibitions:-

Friday 7th April 2017 6.00pm – 9.00pm
Saturday 8th 2017 10.00am-2.00pm

These will be held at the

The Sports Pavilion, Recreation Ground, High Street, Handcross

If you are not familiar with the aim of the plan, its intention is to establish a vision of the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change. Specifically, the plan proposes how much new housing should be built in the parish up to 2031 and where this housing should be built. It also makes proposals for specific sites for other land uses.

The Slaugham Parish Neighbourhood Development Plan is being prepared in accordance with the Town & Country Planning Act 1990, Planning & Compulsory Purchase Act 2004, Localism Act 2011 and Neighbourhood Planning (General) Regulations.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land at Lower Tilgate
Site Address	Land at Lower Tilgate, East of Pease Pottage.
NP Site Reference	SL01.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The northern part of the site is covered in Ancient and Semi Natural Woodland. It is also designated as Priority Habitat.</p> <p>Clays Lake lies in the western part of the site where a dam enables storage of additional water within the lake. This forms part of the Upper Mole Flood Alleviation Scheme.</p>
Slaugham Parish Council view	<p>The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.</p>

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land north of Pease Pottage.
Site Address	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage.
Site Reference	SL02.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>Priority Habitat lies to the north of the site. Ancient and Semi Natural Woodland lies to the east of the site.</p> <p>The site lies within an identified Strategic Gap between Crawley and Mid Sussex.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental/policy constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Pease Pottage Golf House
Site Address	Land north of the Golf House, Horsham Road, Pease Pottage
Site Reference	SL03
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The site lies within an identified Strategic Gap between Crawley and Mid Sussex.</p> <p>Priority Habitat lies to the north of the site. Ancient and Semi Natural Woodland lies to the east of the site.</p>
Slaugham Parish Council view	The Parish Council consider part of the site has the potential to contribute to the delivery of housing in the Parish.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land to the west of 63 Horsham Road.
Site Address	Land to the west of 63 Horsham Road, Pease Pottage.
Site Reference	SL06.
Site Constraints	The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The site is covered with Ancient and Semi Natural Woodland and is fully enclosed.
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land south of Pease Pottage.
Site Address	Land west of Old Brighton Road (West of Finches Field).
Site Reference	SL07.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>Ancient and Semi Natural Woodland lies to the south and west of the site.</p> <p>The site is in use as formal sports pitches. No known compensatory provision has been identified.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land south of Pease Pottage.
Site Address	Land west of Old Brighton Road.
Site Reference	SL08.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The site is designated as Priority Habitat. Ancient and Semi Natural Woodland lies to the north-west boundary of the site.</p> <p>The site is physically and visually divorced from the existing built up area of Pease Pottage.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land west of Truggers.
Site Address	Land west of Truggers, Handcross.
Site Reference	SL09.
Site Constraints	<p>The site is currently grassland, which is steeply sloping, in a broadly north-west direction.</p> <p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>A Priority Habitat and Ancient and Semi Natural Woodland lie to the north of the site.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land at Coos Lane.
Site Address	Land at Coos Lane, Horsham Road, Handcross
Site Reference	SL10.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>Trees and scrub cover the eastern corner of the site. The existing hedgerow and shaws provide an important element in defining and screening the edge of the built up area of Handcross.</p> <p>The site is rural in character and is undefined along its western edge.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land south of Three Fold.
Site Address	Land south of Three Fold, Horsham Road, Handcross.
Site Reference	SL11.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>There is no current means of vehicular access to the site.</p> <p>Given the layout of housing to the north and allotments to the east, it is likely access would need to be from the south via a Public Right of Way. This would be likely to have a harmful effect on the character of the site and its setting.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land at St Martin Close (east)
Site Address	Coos Lane, Handcross.
Site Reference	SL12.
Site Constraints/Considerations	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The eastern part of the site is scrubland, but its character is influenced by the adjacent residential development.</p> <p>The site offers reasonable access to services in Handcross</p>
Slaugham Parish Council view	The Parish Council consider the site could positively contribute to the delivering of housing in the Parish.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Land at St Martin Close (west).
Site Address	Coos Lane.
Site Reference	SL13.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>The site is currently open grassland with mature trees/hedging to all boundaries, which provides a sense of enclosure.</p> <p>The main constraint to development is means of access. If this were from Coos Lane, the access and requisite visibility splays would be likely to have a detrimental impact on the rural character. If the site were developed in conjunction with land to the east with access from that direction, such adverse impact could be avoided.</p>
Slaugham Parish Council view	The Parish Council consider the site has the potential to contribute to the delivery of housing in the Parish.

Slaugham Neighbourhood Plan (NP) Housing Land Availability Assessment



NP Site Name	Slaugham Nursery Gardens.
Site Address	Slaugham Nursery Gardens, Slaugham.
Site Reference	SL15.
Site Constraints	<p>The site lies within the High Weald Area of Outstanding Natural Beauty (AONB).</p> <p>Part of the site is designated as Priority Habitat and Ancient and Semi Natural Woodland.</p> <p>The site is in a relatively isolated location. It is bordered by trees and hedgerows and is relatively visually contained.</p>
Slaugham Parish Council view	The Parish Council do not consider the site appropriate for housing given the environmental constraints of the site.

Summary of Neighbourhood Plan Sites Exhibition 7th & 8th April 2017,

The Neighbourhood Plan Committee would like to thank all the people that took the time to attend our exhibition in April and for all the helpful comments and concerns with the housing developments on the land in the Parish.

Between the Friday evening sessions (51) and the Saturday morning (73) we had 124 of the local community attend to view the accessed sites which the committee put forward for the parishes view and opinions to then be incorporated into the Slaugham Neighbourhood Plan.

From the 124 attendees we had 63 questionnaires completed on the two days and one sent back shortly after so making 64 responses in total.

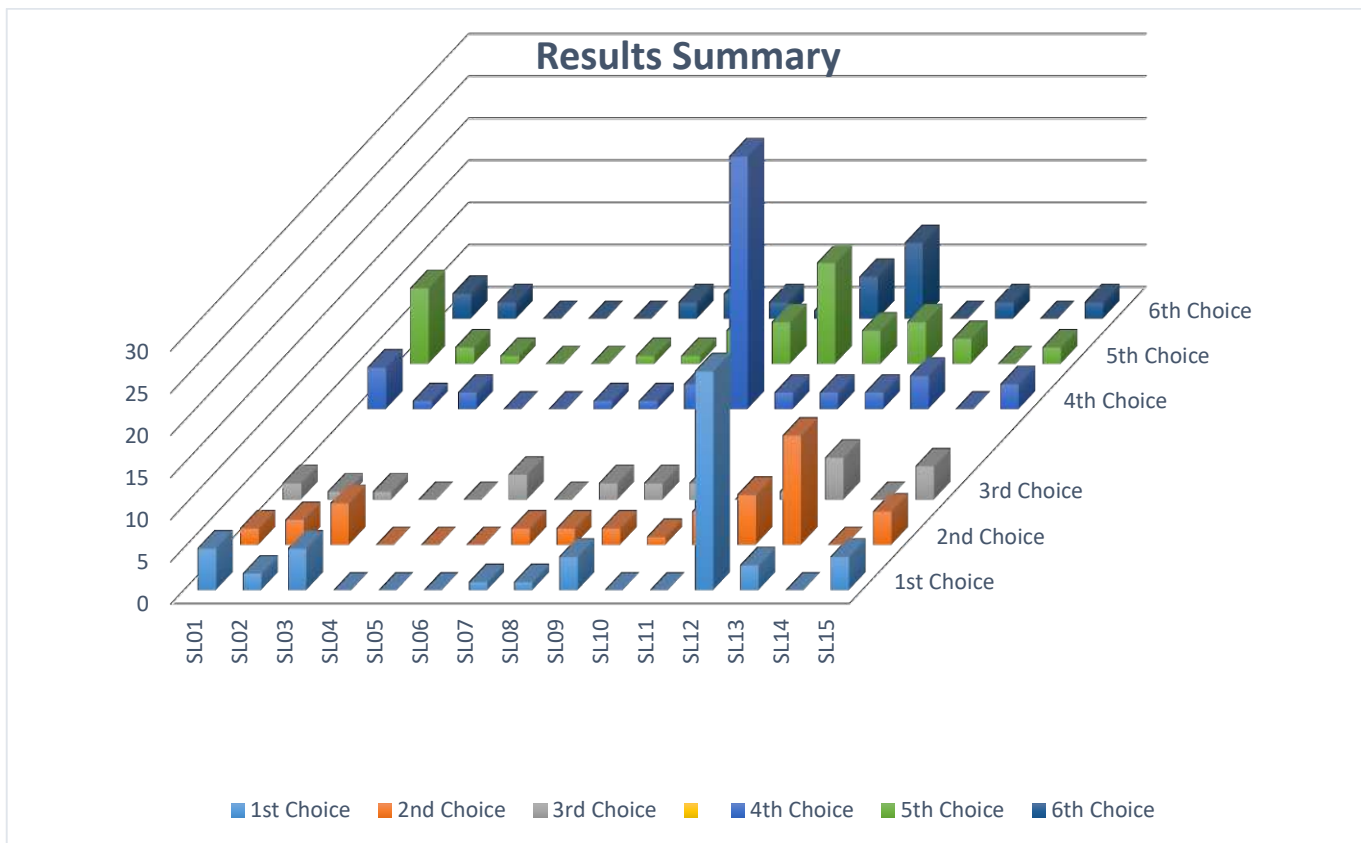
The feedback form requested that the attendees rank their three preferred sites from 1-3 with 1 being most and 3 least and the same with the three least preferred sites.

From these we have analysed the rankings of top 3 sites the attendees would like to put forward with and the 3 sites that were least preferred for any development.

The assessed sites Put forward for consideration in the Neighbourhood Plan are:

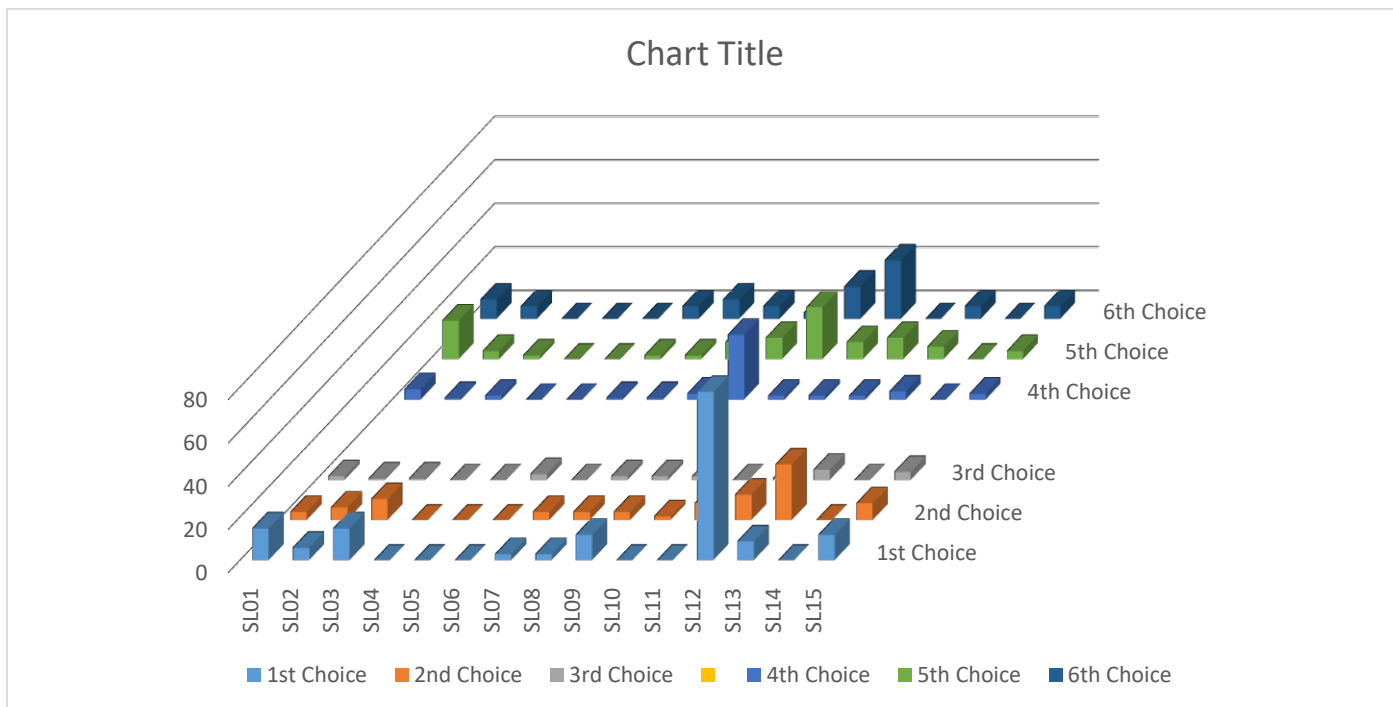
Slaugham Neighbourhood Plan Reference	Mid Sussex District Council: Strategic Housing Land Availability Assessment (SHLAA) Reference (April 2016)	Site Address
SL01	SHLAA Ref: 243	Land at Lower Tilgate, East of Pease Pottage.
SL02	SHLAA Ref: 674	Land north of Pease Pottage, West of Old Brighton Road.
SL03	SHLAA Ref: 218	Land north of the Golf House, Horsham Road, Pease Pottage.
SL06	SHLAA Ref: 731	Land to West of 63 Horsham Road, Pease Pottage.
SL07	SHLAA Ref: 153	Land at Finches Field, South of Pease Pottage.
SL08	SHLAA Ref: 603	Land south of Pease Pottage, West of Old Brighton Road.
SL09	SHLAA Ref: 181	Land west of Truggers, Horsham Road, Handcross.
SL10	SHLAA Ref: 670	Land at Coos Lane, Horsham Road, Handcross.
SL11	SHLAA Ref: 632	Land South of Free Fold, Horsham Road Handcross.
SL12 (East)	SHLAA Ref: 127	Land at St Martin Close (East).
SL13 (West)	SHLAA Ref: 127	Land at St Martin Close (West).
SL15	Not assessed in SHLAA	Land at Slaugham Garden Nursery, Slaugham.

From the feedback forms the results of all the responses obtained by the attendees produce the following graph:

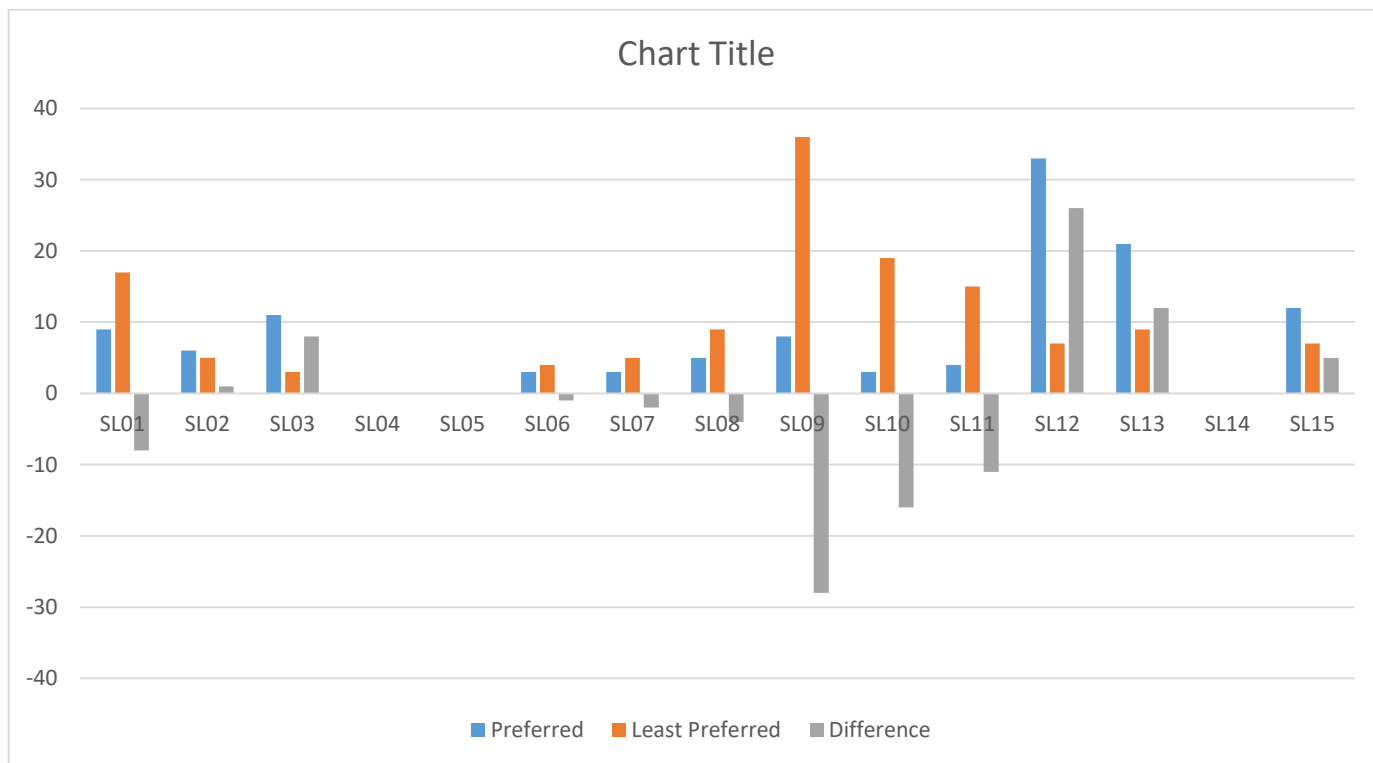


This chart shows all the raw data of all responses to the feedback form by individual site ranking.

To add some weighting we gave first choice preferred sites and least preferred sites a 3 point weighting, second choices 2 and third choices 1 to give the sites a more clearly defined scores based on the attendees preference.



To make this even clearer we then merged all the figures for each site to give a definitive ranking of most preferred and least preferred sites delivering the following results.



From this you can see that the most and least preferred sites are ranked by preference order below:

Ranking most popular	Slaugham Neighborhood Plan Reference	Site Address
1	SL12 (East)	Land at St Martin Close (East).
2	SL13 (West)	Land at St Martin Close (West).
3	SL03	Land north of the Golf House, Horsham Road, Pease Pottage.
4	SL15	Land at Slaugham Garden Nursery, Slaugham.
5	SL02	Land north of Pease Pottage, West of Old Brighton Road.
Ranking Least popular	Slaugham Neighborhood Plan Reference	Site Address
1	SL09	Land west of Truggers, Horsham Road, Handcross.
2	SL10	Land at Coos Lane, Horsham Road, Handcross.
3	SL11	Land South of Free Fold, Horsham Road Handcross.
4	SL01	Land at Lower Tilgate, East of Pease Pottage.
5	SL08	Land south of Pease Pottage, West of Old Brighton Road.
6	SL07	Land at Finches Field, South of Pease Pottage.
7	SL06	Land to West of 63 Horsham Road, Pease Pottage.

The Neighbourhood Plan Committee will now use this information to put forward the sites that you have shown by preference to be considered as possible development land for the parish and be incorporated into the Slaugham Neighbourhood Plan.

APPENDIX 7

(MSDC feedback on draft Pre-submission
Slaugham Neighbourhood Plan)

MSDC feedback on draft Slaughtam Neighbourhood Plan: August 2017

Para/ Policy	MSDC Comment
Para 1.3/1.4	Do you really want to refer to the old Plan? We don't refer to the Withdrawn District Plan.
Paras 1.9/1.11	Update using the same text I suggested for the SA.
Para 1.12	Delete para
Para 1.15	Given that the District Plan will be adopted in January 2018, you may want to 'future proof' the NP and write it to be in conformity with the District Plan. I would think it unlikely that the NP will be submitted before the DP is adopted.
Para 2.11	Consider amending reference to the MSLP
Para 3.1	Amend if delete 1.3/1.4
Policy 1	AONB – the policy framework for the AONB is set in the NPPF and then the District Plan. An examiner may question the need for this policy.
Policy 2/4	Policies 2 and 4: It may be beneficial to combine these policies as they are seeking similar things
Policy 3	Consider amending reference to the MSLP in supporting text.
Policy 3	Note that policy DP11 of the District Plan allows Neighbourhood Plans to designate gaps, however these must be based on robust evidence. Has this been prepared?
Policy 4 –	BUA are defined in the DP 10. What does this policy add? There is no need to duplicate.

Para/ Policy	MSDC Comment
Policy 6 –	Has there been any work done to support this policy? E.g. survey's etc, what is the GI in the Parish? If there is could this be referenced in the policy.
Policy 7	The DP has a policy on Conservation Areas (DP33), What does this policy add? There is no need to duplicate.
Para 5.4	There is a reference to provision of open space to meet the resultant need. How is the 'need' going to be measured? Will this be using the MSDC standards? If so you might want to say this.
Policy 10	The DP has a policy on Communication Infrastructure (DP21), What does this policy add? There is no need to duplicate.
Para 5.10	Final sentence typo 'light'
Para 6.5	Refers to Examiner –this should be Inspector. The paragraph needs to be updated, similar to 1.9.
Para 6.6	Delete final sentence.
Para 6.7	Would be helpful to clarify the 931 figure relates to the position as at 1 st April 2017, for clarity.
Para 6.8	Re-draft, as the 600 will contribute to the total Mid Sussex District Plan requirement.
Para 6.9	An updated version of document ref MSDC20, which is an update to policy DP5 and the Neighbourhood Plan numbers, has been published this week and may help with an updated number here.
Para 6.10	Should be careful not to state that this is your calculation of 'objectively assessed need' as it isn't necessarily compliant with the NPPF/PPG. The Council's advice is that the District OAN/housing provision has been tested through examination and the proportioning out to settlements (policy off) represents the fairest way of determining local need.
Para 6.12	This para notes that further growth should be directed towards Handcross for sustainability reasons. On this basis you should test this through the SA in order to justify this conclusion (i.e. appraise 4 options – each directing growth to each settlement). Either that, or reword 6.12 to state that the most sustainable sites are in Handcross (which is what your SA shows) and growth has therefore been directed there for that reason.

Para/ Policy	MSDC Comment
Policy 12	I query how the 'reserve' status of this site will work. Is it really a reserve site or just the second phase for later in the Plan period? A reserve site has been used by the District Council in the past as a site that can be brought forward if other site fails to come forward. Is that what is meant for this site. If it is a second phase I am not sure if we could refuse such an application on the basis of prematurity even if this policy was in place.
	May be worth clarifying whether "delivery" means completion of St. Martins Close (east), or commencement.
Policy 15	Need to check what changes can be made without planning permission/Prior Notification. Also needs to be some caveat rather than a blanket not supported, perhaps along the lines of Policy 14.
Aim 6	Typo second line, double full stop.
Para 8.9	Typo "Handcorss. l"

MSDC feedback on draft Slaughtam Sustainability Appraisal: August 2017

Para/Section	MSDC Comment
1.2	Remove the words "District Council (MSDC)"
3.104	Advice, not advise
3.4- 3.7	<p>This could do with an update following our hearings last week. I'd suggest deleting paras 3.4-3.7 and replacing with suggested text as follows:</p> <p>3.4. The examination of the District Plan commenced in November 2016 and is ongoing. The Objectively Assessed Need (OAN) has been established as 876dpa. The District Council intends to meet this figure until 2023/24, at which the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley). This is subject to Habitats Assessment. This approach has been discussed at hearing sessions (July 2017) and will be subject to consultation in Autumn 2017. Following consultation, the Inspector is likely to write his final report, with adoption anticipated in Winter 2017/18.</p> <p>3.5 The Council have published a spatial distribution of the housing requirement to support the District's housing numbers. In addition, the Council have provided a framework for neighbourhood plans and set out an approximate number of dwellings expected in each settlement or groups of settlements. Due to the over-provision and strategic allocation at Pease Pottage, MSDC have advised Slaughtam Parish will not be expected to contribute further towards the District residual figure, however may wish to do so in order to boost supply.</p>
5.5	May benefit from a sentence to explain where the 400 number has come from, and also note that this is a guideline number subject to change (due to the District Plan housing number not yet being finalised – albeit any change will be minimal for a Parish of Slaughtam's size).
Housing Allocations appraisal	Option A "circa" not "care". Could benefit from a sentence to explain the 400 is made up of the new allocations as well as commitments/completions (at one point I thought the St Martin's sites were going to be delivering 400 units!) Option D – which DPD is this referring to?

APPENDIX 8
(Regulation 14 Pre-submission Notification
Information)

Slaugham Parish Neighbourhood Plan



Neighbourhood Plan



The Slaugham Parish Neighbourhood Development Plan 'Pre-Submission' Consultation will be open on the 13th November 2017 until the 8th January 2018.

Dear Resident,

The Slaugham Parish Council Neighbourhood Plan provides us with the opportunity to shape our own future rather than have others determine it for us. The main aims of the Plan are to;

- ❖ Provide a framework for future development in the Parish;
- ❖ Protect and enhance existing open spaces;
- ❖ Establish aims for facilities and future infrastructure needs;

The purpose of this 'Pre-Submission' version of the draft Plan is to consult the local community and statutory authorities on the Plan's proposed policies, in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012.

If you wish to view the Plan it can be downloaded in PDF format from the Parish Council's website – www.slaughampc.co.uk Hard copies of the plan are also available for inspection during normal opening hours at the following locations:

- ❖ The Hardware Store, Dudley House, High Street, Handcross;
- ❖ The Half Moon, Cuckfield Lane, Warninglid;
- ❖ Tim Haynes' The Flower Shop, Pease Pottage;
- ❖ Slaugham Villagers, please contact John Weich 01444 400140;
- ❖ The Parish Hall & The Sports Pavilion, Recreation Ground, High Street, Handcross.

Any representation on the plan should be submitted in writing to the Parish Clerk as follows -

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, West Sussex RH13 9BB - or sent by email spcnhp@slaughampc.co.uk

Please note that comments and questions will not be responded to during the consultation period but will be collated and responded to once the consultation period has ended.

Mid Sussex District Council

Planning Policy Update

13th November 2017

Slaugham Neighbourhood Plan - Regulation 14 Consultation

The Slaugham Parish Council Neighbourhood Plan provides an opportunity to shape the future of Slaugham Parish.

The main aims of the Plan are to:

- Provide a framework for the future development in the Parish
- Protect and enhance existing open spaces
- Establish aims for facilities and future infrastructure needs

The purpose of the pre-submission version of the draft Plan is to consult the local community and statutory authorities on the Plan's proposed policies, in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

If you wish to view the Plan it can be downloaded in PDF format from the Parish Council's website - www.slaughampc.co.uk/ Hard copies of the Plan are also available for inspection during normal opening hours at the following locations:

- The Hardware Store, Dudley House, High Street, Handcross
- The Half Moon, Cuckfield Lane, Warninglid
- Tim Haynes' The Flower Shop, Pease Pottage
- Slaugham Villagers, please contact John Welch 01444 400140
- The Parish Hall & Sports Pavilion, Recreation Ground, High Street, Handcross

Any representation on the Plan should be submitted in writing to the Parish Clerk as follows-

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, West Sussex RH13 9BB. Or sent by email spcnhp@slaughampc.co.uk

The consultation opens on the 13th November 2017 until the **8th January 2018**.

Mid Sussex District Council

Planning Policy Update

4th January 2018

Slaugham Neighbourhood Plan - Regulation 14 Consultation - Deadline Extended

Further to requests from the community, and to ensure that as many people have the chance to comment on the Slaugham Neighbourhood Plan as possible, the Parish Council has decided to extend the Slaugham Neighbourhood Plan consultation period by two weeks. The deadline for comments is now the **22nd January 2018**.

If you wish to view the Plan it can be downloaded in PDF format from the Parish Council's website -www.slaughampc.co.uk/ Hard copies of the Plan are also available for inspection during normal opening hours at the following locations:

- The Hardware Store, Dudley House, High Street, Handcross
- The Half Moon, Cuckfield Lane, Warninglid
- Tim Haynes' The Flower Shop, Pease Pottage
- Slaugham Villagers, please contact John Welch 01444 400140
- The Parish Hall & Sports Pavilion, Recreation Ground, High Street, Handcross

Any representation on the Plan should be submitted in writing to the Parish Clerk as follows-

The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, West Sussex RH13 9BB. Or sent by email spcnhp@slaughampc.co.uk

APPENDIX 9

**(Post Pre-submission Consultation Engagement
with HAG)**

HANDCROSS ACTION GROUP

READ THIS !!!!!!!!

REVISED PLAN FOR 75 HOUSES ON LAND @ MARTINS CLOSE

YOU 

NEED TO ACT NOW TO **OBJECT**

DEADLINE FOR OBJECTIONS IS MONDAY 8TH JANUARY

Points to Consider :-

- Additional traffic and disruption in West Park Road, Frazer Walk and St Martins Close
- Distance to the school, doctors and other amenities rules this site out
- Quota of houses already met-it's not required
- Danger to our children from cars and other vehicles
- Loss of our environment and countryside
- More traffic means more danger to domestic animals
- Doctors appointments? The wait will be longer!
- Your children attending local school? Local school will be even more oversubscribed
- Parking in West Park Road? To accommodate additional traffic parking bays removed? Yellow lines added?

What to do next

- If you wish to object to these building proposals (policy 11 and 12 in the plan) Send your objection by e-mail spcnhp@slaughampc.co.uk or write to:-The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, West Sussex, RH13 9BB . If you are unsure of what to write, a template is available on request at handcross.action@gmail.com
- **MAKE SURE YOU DO THIS NOW BUT CERTAINLY BY THE DEADLINE of JAN 8TH 2018**

There is a **Public Meeting tomorrow Thursday 4th January 2018** at 7.30pm in the Pavilion where you can meet the consultants who are proposing this development.



www.handcross.com 01293 51014



Important information about our Village

Dear Neighbour,

We need to update you regarding the publication of the latest Neighbourhood Plan for Slaugham Parish, published on 13th November 2017. We write to inform you of important proposals which may have a serious influence on the lifestyle we currently enjoy living in this quiet rural locale. You may recall the last time the Parish Council submitted a Neighbourhood Plan (2014) with a plan to build 74 houses in St Martin Close which was rejected by the Inspector at the examination stage. Regrettably, we have to advise you that the new plan still includes proposals to build more houses- this time with up to 65 houses at St Martin Close, twice as many houses as there are now.

Most people support the need for a Neighbourhood Plan and accept that much of the new plan is a worthy document. However, the area housing requirements have already been met by other building proposals, so there is no need or requirement for any more houses to be built around St Martin Close.

Mid Sussex District Council has also confirmed that Slaugham Parish will not be expected to contribute further housing to make up the district quota. However, the Parish Council has elected to build above this quota requirement.

So what can we do? We need EVERYONE's support:- Please help!

If you wish to object to these building proposals (Policy 11 and Policy 12 in the Plan) please let the Parish Council know by;

- (1) Sending an email to: spenhp@slaughampc.co.uk From individuals, not a household (a template is available from handcross.action@gmail.com)
- (2) Writing a letter to the Parish clerk at; The Clerk, Slaugham Parish Council, 2 Coltstaple Cottages, Coltstaple Lane, Horsham, West Sussex, RH13 9BB

We object to Policies 11 & 12 in the plan for the following reasons;

- Additional traffic in West Park Road, Frazer Walk and St Martin Close
- there is insufficient infrastructure or room for so many houses on these sites.
- Distance to the school, doctors and other amenities.
- The quota of houses already met-there is no need for any more houses
- Danger to our children from more cars and other vehicles (it could be 75 more cars)
- Loss of our environment and countryside

The deadline is 8th January 2018. Please react now!

Who we are:- Handcross Action Group is an informal group of concerned Handcross Residents, please contact us at handcross.action@gmail.com **Please pass this information on.**

Slaugham Neighbourhood Plan: December 2017

Slaugham Parish Council is aware of a Statement which has been distributed to households, by the Handcross Action Group. This Statement has been circulated in response to the current consultation on the Regulation 14 (Pre-submission) Slaugham Neighbourhood Plan (SNP).

The Statement sets out objections, to the emerging SNP, and in particular the houses to be built on land at St.Martins Close, Handcross.

In response to this, Slaugham Parish Council wish to draw residents attention to the following:

- 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.

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

Slaugham Neighbourhood Plan **Prepared by dowsettmayhew in collaboration with Slaugham Parish Council**

Slaugham Neighbourhood Plan: May 2018

As part of the preparation of the Slaugham Neighbourhood Plan (SNP), Slaugham Parish Council (SPC) has given detailed consideration to the number of houses to be delivered in the Parish over the Plan period 2014 - 2031. Decisions on housing need have been made cognisant of both national and local policy. Set out below is the planning policy background against which decisions on housing need have been made.

Revised National Planning Policy Framework

The Government consulted on “Planning for the Right Homes in the the Right Places” between September - November 2017. This set out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth.

Proposals included a standard method for calculating local authorities’ housing need. It also included a “Housing need consultation data table” which set out the housing need for each local planning authority using the proposed method; how many homes every place in the country is currently planning for; and, where available, how many homes they believe they need. For Mid Sussex District Council (MSDC), the indicative housing need was calculated at 1016 dwellings per annum.

The Government published a draft revised National Planning Policy Framework (NPPF) on the 05 March 2018. This incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the Right Homes in the Right Places consultation.

With respect to the delivery of housing, the draft text of the NPPF, proposes that *“strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance - unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals. In establishing this figure, any needs that cannot be met within neighbouring areas should also be taken into account”*.

Consultation closed on the 10 May 2018 and it is envisaged the revised NPPF will be published in the Summer.

With respect to implementation, paragraph 207, advises *“Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan”*.

Mid Sussex District Plan

Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the Mid Sussex District Plan (MSDP) 2014-2031.

MSDC submitted the MSDP to Government in August 2016. The examination of the MSDP commenced in November 2016 with a final hearing session held in February 2018. The Inspector published his Report on the 12 March 2018. MSDC subsequently considered and adopted the MSDP, at its meeting on the 28 March 2018.

The objectively assessed housing need (OAHN) of the District Plan has been established as 876 dwellings per annum (dpa). MSDC intends to meet this figure until 2023/24, at which time the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley).

The OAHN of 876 dpa up to 2023/2024 will be delivered through completions and commitments; strategic allocations; windfall allowance; and elsewhere in the District, as allocated through future neighbourhood plans and the Site Allocations DPD.

Policy DP6: Settlement Hierarchy, sets out the minimum requirement over the Plan period for each of the Parishes. The District Plan acknowledges that *“the required minimum provision at Pease Pottage is significantly greater than other settlements...due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham Parish (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply”*.

MSDC have committed to commencing preparation of a Site Allocations DPD in 2017 to be adopted by 2020. The DPD will identify further sites which have capacity of 5 or more residential units.

MSDC have also confirmed they will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.

Slaugham Neighbourhood Plan: Housing Need

As part of the preparation of the SNP, SPC undertook a Housing Needs Consideration Assessment in December 2016. This Assessment applied different methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics.

The Assessment provided a range of housing figures for growth of the Parish over the Plan period. Based on the results of the Assessment, SPC resolved that the housing need over the Plan period is 270-310 dwellings. Given the existing supply of completions and commitments, this current housing need figure will be met without further allocations in the SNP.

Notwithstanding the results of the Assessment, SPC were advised to consider whether modest growth should be accommodated in the SNP, as suggested by Policy DP6. Given the pro-growth agenda of the Government and the emerging guidance in calculating housing need, it is expected that the District's housing need numbers will continue to rise. The upward trajectory of the District's housing number and the pressure on MSDC to plan positively and deliver sufficient housing was evidenced through the recent MSDP Examination.

If the District's housing numbers continue to rise, this will be an important consideration in the planned review of the MSDP in 2021. Additionally, Government have advised the revised NPPF will be published in the Summer and will come into force with immediate effect. The planned review of the District Plan will therefore need to reflect policy changes which may include the proposed standard methodology to calculating housing need. In addition to planning for the need of Mid Sussex, the Council will also be required to contribute towards the wider housing need of neighbouring authorities such as Crawley. These factors may result in amendments to the District Plan policies, requiring Parishes to provide more housing.

MSDC are currently preparing a Site Allocations DPD to be adopted by 2020. This DPD will allocate non-strategic and strategic sites, of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement of the District, as reflected in the stepped trajectory of 876 dpa until 2023/2024 and 1090dpa thereafter.

In light of these considerations, and following discussion with the Parish Council's planning consultants dowsettmayhew, SPC consider positively planning for the Parish now through the proposed allocations, will help to safeguard against future allocations being imposed on the Parish by the District through the Site Allocation DPD. It is also considered that having a "made" neighbourhood plan which allocates land for housing, will safeguard the Parish from having to undertake an early review of the Neighbourhood Plan.

SPC have undertaken a thorough environmental and policy based assessment of all sites received as part of the Plan preparation process. Careful consideration has been given to the sustainability merits of each of the sites. The scale and sustainability of the Parish's four settlements has also been given consideration. Given the level of growth in the Parish in recent years, SPC have also been mindful of the distribution of completed and committed housing growth.

Public consultation has been undertaken with key stakeholders through out the plan making process. The Exhibition held in April 2017 sought feedback on people's preferred sites. The results of the Exhibition, highlighted local support for the allocation of St.Martin Close (east) and St.Martin Close (west).

Against this national and local planning policy framework coupled with public feedback, SPC resolved to allocate St.Martin Close (east) for up to 30 residential and St.Martin Close (west) for up to 35 residential units.

SPC consider the allocation of St.Martin Close (east) and St.Martin Close (west) offers a sustainable location for growth and will safeguard the Parish against future allocations being imposed by the District. The Submission Plan has therefore been prepared on this basis.

Mid Sussex District Council Regulation 14 Representation

SPC's approach to housing need and the proposed allocations for further modest growth in the Parish is supported by MSDC.

MSDC responded to the Regulation 14 Pre-submission consultation and commended the work which has gone into the preparation of the SNP. MSDC welcomed the intention to provide modest housing growth for two reasons:

1. The District Plan's housing numbers area minima, and therefore exceeding those is regarded as positive planning; and
2. The intention of the Parish to allocate a total 65 units at St.Martins Close, Handcross will make a valuable contribution to meeting local housing need, in a relatively sustainable location.

Next Steps

The Submission Plan is currently being prepared and finalised.

SPC approved the Submission Plan on 29 March 2018. SPC will ratify the Plan and associated Submission documents on 31 May 2018. Following this, the Plan and associated documents will be formally submitted to MSDC. A further round of public consultation, known as Regulation 16 Submission Consultation, managed by MSDC, will follow in the Summer. This will provide a further opportunity for representations to be made.

Details of the Regulation 16 Consultation will be posted on the SPC website in due course.

APPENDIX 10

(MSDC comments on Submission documents)

Slaugham Neighbourhood Plan Working Group response to MSDC comments on draft Submission Documents: September 2018

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ underlined text is additional)
<p>1.7 - 1.10 page 2</p>	<p>Given the District Plan is now adopted, MSDC advised it is not necessary to set out the previously proposed modifications. Recommend paragraphs 1.7 -1.10 set out the adoption of the District Plan only.</p>	<p>Para 1.7 - 1.10 updated to read:</p> <p>1.7 Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the Mid Sussex District Plan 2014-2031. This was adopted by MSDC, at its meeting on the 28 March 2018.</p> <p>1.8 Mid Sussex District Council submitted the District Plan to Government in August 2016. The examination of the District Plan commenced in November 2016 with a final hearing session held in February 2018.</p> <p>1.9 The Inspector published his Report on the 12 March 2018. The Report concluded that the MSDP provides an appropriate basis for the planning of the District, provided that a number of main modifications were made. The Main Modifications proposed were agreed by MSDC and included:</p> <ul style="list-style-type: none"> • Modifications to the housing requirement to include a revised OAN and an allowance for unmet need in the housing market area; • The establishment of a stepped housing trajectory relating to the timing of unmet need in the housing market area, the need to identify further housing allocations, and the need to avoid further harm to the Ashdown Forest SAC; • The introduction of Policy DP5A: Planning to Meet Future Housing Need, containing a commitment to work proactively with other authorities to address the need for housing across the housing market areas, with a commitment to a plan review for submission in 2023;

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
		<ul style="list-style-type: none"> • Modifications to the spatial strategy in Policy DP6 and the related text to provide a better structure for the distribution of housing; • The introduction of DP9B: Strategic allocation to the north of Clayten Mills, Hassocks
2.20 page 6	Recommend para is updated to reflect the completions and commitments information published in April 2018	Para 2.20 updated to reflect the latest completions and commitments information as at April 2018.
2.22 page 6	Recommend para is updated to reflect the recent planning permission at Wyevale Garden Centre.	<p>Para 2.22 updated to read:</p> <p>There are a number of businesses distributed throughout the Parish, including at each of the 4 villages. In addition retail business are located and a recent permission at Handcross Garden Centre has approved the demolition of the garden centre building to and construction of industrial units for B1 (business) and B8 (storage) use adjacent to the A23 at Wyevale Garden Centre and 4 Front Car Sales. Footnote to include planning application reference (DM/16/4657).</p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 1: Protecting the Area of Outstanding Natural Beauty page 10</p>	<p>Initial query on whether there is a need to include such a policy given the District Plan includes DP16: High Weald Area of Outstanding Natural Beauty.</p> <p>Upon reflection of the reasons why the Parish Council wish to include Policy 1, it was recommended the policy is updated to reference “small scale” to ensure conformity with the strategic policies of the District Plan.</p>	<p>Policy 1 updated to read:</p> <p>Policy 1: Protecting the Area of Outstanding Natural Beauty</p> <p>Development proposals within the High Weald AONB will be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan.</p> <p>Development proposals <u>Small scale proposals</u> which support the local economy and social well-being of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB.</p> <p>Development proposals on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, in particular does not adversely affect the views into and out of the AONB by virtue of it's location and/or design.</p>
<p>Footnote 2, page 11</p>	<p>Update footnote to reflect District Plan, adoption March 2018.</p>	<p>Footnote updated to read:</p> <p>² see Policy DP13 of the Submission District Plan (June 2015), <u>March 2018</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Aim 1: Preventing Coalescence: Pease Pottage Gap page 11</p>	<p>Recommend consideration is given to upgrading this Aim to a Planning Policy.</p> <p>MSDC have advised that unless this aspiration is included as a “land use” planning policy, the District will be unable to rely on the Aim to determine applications in this area. For this reason, MSDC have advised they are “uncomfortable” with the aspiration to prevent coalescence in the Pease Pottage area as an Aim and would prefer this to be included as a planning policy.</p>	<p>SPC considered:</p> <ol style="list-style-type: none"> 1. Upgrading the Aim to a Planning Policy. MSDC have recommended such a policy should be supported by a background paper to justify the identification of a “gap”. The supporting paper would be required to meet the requirements of District Plan Policy DP13, which requires robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection. 2. Upgrading the Aim to a Planning Policy without a supporting background paper but noting this comes with greater risk of being deleted by an Examiner. 3. Deleting Aim 1. <p>Please note MSDC have recommended a background paper takes account of sites in the area which have been identified in the Council’s Strategic Housing and Economic Land Availability Assessment. In addition, MSDC recommend the background paper takes account of the effect of recent planning permission/development within the area.</p>
<p>Aim 2: Preserving Settlement Identity page 12</p>	<p>Following a discussion on the preparation of a background paper to support Aim 1, MSDC recommend consideration is given to highlighting the importance of preserving the identity between settlements.</p> <p>MSDC advised given the different purposes of Aim 1 and Aim 2, there are no concerns at proceeding with a Submission Plan which includes Aim 2 as currently written.</p>	<p>In light of SPC decision not to prepare a background paper, this aim is unchanged.</p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 3: Development outside of Built Up Area Boundaries page 12</p>	<p>Following discussion on the purpose of the Policy and its alignment to District Plan policy, MSDC recommend the policy is updated to clearly align with DP12: Protection and Enhancement of the Countryside</p>	<p>Policy 3 updated to read: Policy 3: Development outside of the built-up area boundaries <u>Protection of the Open Countryside</u> Development proposals <u>outside the built-up area boundaries of the Parish in the open countryside</u> will not be supported unless it is necessary for the purposes of agriculture, or another use which has to be located in the countryside.</p>
<p>Aim 4: Community Infrastructure Levy/para 5.17 page 19/20</p>	<p>MSDC advised there is currently no timetable in place to progress the CIL. MSDC to provide wording to reflect the current position.</p>	<p>Supportive text of Aim 4 updated upon receipt of suggested wording from MSDC.</p>
<p>Footnote 6, page 21</p>	<p>Update footnote to reflect District Plan, adopted March 2018</p>	<p>Footnote updated to read: as allocated through Policy DP9A of the Submission Version District Plan—August 2016-DP10: Strategic Allocation to the east of Pease Pottage, District Plan, March 2018</p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ underlined text is additional)
<p>Para 6.2 - 6.16 page 21/22</p>	<p>MSDC have advised that the housing need for the District and, in turn Parishes has been established through the adoption of the District Plan. The District Plan “gives guidance” to parishes preparing neighbourhood plan in respect of the spatial distribution of housing requirement and the minimum number of houses to be provided in each Settlement Category. In light of this MSDC recommend para 6.5-6.16 are updated to reflect the current position.</p> <p>Para 6.6 MSDC have advised updated Completions and Commitments information was published in April 2018.</p>	<p>Para 6.2 - 6.16 updated to read:</p> <p><u>As an intrinsic part of the preparation of the Neighbourhood Plan, detailed consideration has been given to the number of houses that need to be delivered in the Parish over the Plan period 2014 - 2031.</u></p> <p><u>The District Plan, which was adopted in March 2018, has established the housing need of the District. The District's objectively assessed need (OAN) is 14,892 dwellings over the Plan period. Provision is also made for 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. This results in a District Plan minimum housing requirement over the Plan period of 16,390.</u></p> <p><u>The District Plan will facilitate the delivery of an average of 876 dwellings per annum (dpa) until 2023/24; and thereafter an average of 1,090 dpa between 2024/2025 and 2030/2031, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.</u></p> <p><u>The District Council commits to commencing preparation of a Site Allocation DPD in 2017 to be adopted in 2020. In addition, they will review the District Plan, starting in 2021 with submission to Government in 2023.</u></p> <p><u>Policy DP4 of the District Plan, sets out a spatial distribution of the housing requirement by reference to a settlement. This sets out the minimum housing requirement in each settlement category over the Plan period and the minimum residual from 2017, accounting for completions and commitments.</u></p> <p><u>Policy DP6 of the District Plan identifies Handcross and Pease Pottage as Category 3 settlements. It identifies Slaugham and Warninglid as Category 4 settlements.</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
		<p><u>Policy DP6 of the District Plan, states outside of defined built-up area boundaries, the expansion of settlements will be supported where:</u></p> <ol style="list-style-type: none"> <u>1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and</u> <u>2. The site is contiguous with an existing built up area of the settlement; and</u> <u>3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.</u> <p><u>The supporting text of the Policy, provides clarity between the District housing requirement and the role of individual Neighbourhood Plans plans in meeting this. A table gives guidance on the minimum residual housing requirement within each settlement from 2017 onwards, accounting for commitments and completions. An associated footnote confirms:</u></p> <p><u><i>“the required minimum provision at Pease Pottage (Slaugham Parish) is significantly greater than other settlements within Category 3 due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham (Handcross, Slaugham and Warringlid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply”.</i></u></p> <p><u>As part of the preparation of the SNP, and prior to the adoption of the District Plan, SPC undertook a Housing Needs Consideration Assessment in December 2016. This applied different methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics. The Assessment provided a range of housing figures for growth of the Parish over the Plan period. At the lower end of the scale was zero, assuming a static population and static household formation rate, and up to 366 dwellings by extrapolating housing growth figures that occurred within the Parish between 2001 and 2011.</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ underlined text is additional)
		<p><u>Noting the results of the Assessment, and the position of the District housing need, which at the time, was following an upward trajectory, SPC resolved that the housing need for the Parish over the Plan period is likely to be 270-310 dwellings. Given the existing supply of completions and commitments in the Parish, it was concluded that this housing need would be met without further allocations in the SNP.</u></p> <p><u>Notwithstanding this, SPC resolved to consider whether further, modest growth should be facilitated in the SNP. In doing so, SPC had regard to the pro-growth agenda of the Government as well as the increasing pressure which MSDC were under to meet local housing need requirements.</u></p> <p><u>In addition, SPC were mindful of MSDC's commitment to prepare a Site Allocations DPD to be adopted by 2020. The DPD will allocate non-strategic and strategic sites, of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement of the District, as reflected in the stepped trajectory of 876dpa until 2023/2024 and 1090dpa thereafter. The District is also required to undertake a planned review of the MSDP in 2021.</u></p> <p><u>Against this national and local planning policy framework coupled with public feedback received, SPC have resolved to make housing allocation provision for further, modest housing growth in the parish over the plan period.</u></p> <p><u>Having regard to the relative scale and sustainability of the Parish's four settlements, the distribution of completed and committed housing growth and the sustainability merits of the sites considered, SPC have resolved that further growth should be directed to St.Martin Close, Handcross.</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 12: St.Martin Close (west)</p> <p>page 23</p>	<p>MSDC confirmed support for the allocation of both St.Martin Close (east) and St.Martin Close (west).</p> <p>With respect to St.Martin Close (west), MSDC sought clarification on when it is envisaged the site will come forward. MSDC queried if the development of the 2 sites is to be phased.</p> <p>In addition MSDC queried access arrangements to the site.</p> <p>For the avoidance of doubt, MSDC recommend the supporting text of Policy 12: St.Martin Close (west) is updated to clarify how/when it is envisaged the site will come forward.</p>	<p>Supporting text of Policy 12 updated to read:</p> <p><u>Preparation of the SNP commenced at a time when the housing need for the District was still to be determined through the District Plan Examination. The District Plan has since been adopted with the housing requirement set at 16.390 dpa over the Plan period.</u></p> <p><u>The District have committed to commencing preparation of a Site Allocation DPD in 2017 to be adopted in 2020. This will identify further sites which have capacity of 5 or more residential units. Furthermore, the District have confirmed MSDC will review the District Plan, starting in 2021 with submission to Government in 2023.</u></p> <p><u>National Planning Policy Guidance recommends Neighbourhood Plans Neighbourhood plans should consider "...allocating reserve sites to ensure that emerging evidence of housing need is addressed". Guidance confirms this approach can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan.</u></p> <p><u>In light of this Government Guidance, and the planned early review of the District Plan, SPC have sought to positively prepare a Neighbourhood Plan which will contribute to the overall housing delivery in the District over the Plan period and seeks to not promote less development than set out in the higher tier plan.</u></p> <p><u>The SNP allocates St. Martin Close (west) as a reserve site to come forward in the second part of the Plan period following the delivery of St. Martin Close (east), if required to ensure the long-term housing need of the Parish is positively met.</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
		<p><u>Given the rural character of Coos Lane and the presence of woodland shaw, on the north west boundary of St. Martin Close (west), it is considered access is best achieved via St. Martin Close (east).</u></p> <p><u>The development of St. Martin Close (east) should plan for future vehicular and pedestrian access to St. Martin Close (west). Following the development of St. Martin Close (east), it is envisaged that development on land to the west can come forward if needed.</u></p> <p><u>In these circumstances, SPC will support development proposals for up to 35 residential units on land at St. Martin Close (west) to come forward following the delivery of land at St. Martin Close (east). It is considered a scheme will provide an appropriate mix of housing to include affordable housing in line with local planning policy.</u></p> <p><u>The design should respond to the character of the adjacent development at St. Martin (east). Proposals should ensure the retention of existing mature trees and hedgerows on the north west boundary of St. Martin Close (west). For this reason, access to the site should be gained via St. Martin Close (east).</u></p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 13: Residential Development within Settlement Boundaries page 25</p>	<p>MSDC recommend the policy is expanded to align with Policy 6 of the District Plan.</p>	<p>Policy 13 updated to read:</p> <p>Policy 13: Residential Development within <u>and adjoining</u> Settlement Boundaries</p> <p>Proposals for residential development within the built up areas of Handcross, Pease Pottage and Waringlid (as defined on the Proposals Map) will be supported where proposals:</p> <ol style="list-style-type: none"> 1. Comprise high quality design; 2. Respect the character and scale of the surrounding area; 3. Respect the amenities of neighbours; 4. Create safe and accessible environments; and 5. Provide adequate parking. <p><u>Proposals for residential development outside of the built up areas of Handcross, Pease Pottage and Waringlid (as defined on the Proposals Map) will be supported where:</u></p> <ol style="list-style-type: none"> 1. <u>The site is allocated in a Development Plan Document or where the proposed development is for fewer than 10 dwellings; and</u> 2. <u>The site is contiguous with an existing built up area of the settlement; and</u> 3. <u>The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.</u>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 14: Local Employment page 26</p>	<p>MSDC confirm support for the Policy.</p> <p>MSDC note the policy, as currently written, goes beyond the requirements of District Plan policy (DP1: Sustainable Economic Development), as the SNP requires 6 months of marketing material to be submitted where proposals propose the loss of business/employment land.</p>	<p>No action required.</p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
<p>Policy 16: Protection of Handcross High Street page 28</p>	<p>MSDC confirm support for the Policy.</p> <p>MSDC recommend the supporting text of Policy 16 references permitted development rights as set out in the District Plan.</p>	<p>Following wording included in para 7.09</p> <p><u>It is however recognised that current permitted development rights contained within the Town and Country Planning (General Permitted Development) (England) Order 2015, enables some changes of use of commercial premises to alternative use without the need for planning permission. This includes some changes to residential use.</u></p> <p>Para 7.10 updated to read:</p> <p><u>Where possible, in order to sustain the local retail economy, SPC wish to protect the High Street from proposals which seek to change the use of A1 shops and A4 drinking establishments to alternative uses. The SNP therefore seeks to resist the change of use of businesses on Handcross High Street unless it can be demonstrated the current use is no longer viable.</u></p> <p>In addition, Policy 16 updated to read:</p> <p>Policy 16: Protection of Handcross High Street</p> <p>The SNP supports the protection of existing businesses on Handcross High Street.</p> <p><u>Where planning permission is required for proposals which seek a change of use from A1/A4 to alternative uses on Handcross High Street (as detailed on the Proposals Map), this will not be supported unless it can be demonstrated that the current use is no longer viable.</u></p> <p>It must be demonstrated that the site has been marketed for at least 6 months with no interest being shown prior to an application being made.</p>

Para/Policy No.	MSDC Comment	Action (strikethrough text is deleted/ <u>underlined text is additional</u>)
Proposals Map	MSDC recommend the proposals map is updated to detail the site boundary of the strategic allocation at Pease Pottage.	Proposals map to be updated by MSDC.