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| Site/s | Allocated sites SA28 and SA29 and other sites in Horsted Keynes |
| MIQ concerned | 1.2 Scope of this part of the Local Plan (v) Does the Plan keep within its remit in relation the 'made' and emerging Neighbourhood Plans within the Plan Area? |
| Part of document deemed to be unsound | SSP3 - Site Selection Paper 3: Housing including Appendix B. In summary: Site allocations in Horsted Keynes. |
| Soundness criteria | Fails on: positively prepared and justified (positively prepared / justified / effective / consistent with national policy) |
| New Information available | <p>New information has become available following Reg 19 consultation in Dec 2020, notably the submission of a planning application (DM/20/4692) for SA29 (application validated Jan 2021). Other new information includes the Reg 14 consultation of the Horsted Keynes Neighbourhood Plan HKNP (Nov / Dec 2020).</p> <p>Following comments made by a large proportion of the respondents, in both the Reg 14 consultation and submissions regarding the planning application, it is apparent that deferral of allocation of sites within Horsted Keynes to MSDC (Appendix 3 - responses to HKNP Reg 14 consultation) is not supported.</p> <p>As a result, Horsted Keynes Parish Council HKPC has <u>withdrawn support</u> for the MSDC Site Allocations DPD (on 30/3/21) – Appendix 2). A more recent 'position statement' (May 2021) has been published on the Parish Council Website and can be found in Appendix 6.</p> <p>The Horsted Keynes Parish Council has submitted a '<u>Holding Objection</u>' to application DM/20/4692 on SA29 (Appendix 1)</p> <p>Unfortunately, the Horsted Keynes Parish Council are unable to participate in this hearing as they did not 'prequalify' due to not submitting a representation at Reg 19 (all be it that at the time the site allocations DPD was supported by the Neighbourhood Plan). It was unanticipated circumstances on their part that resulted in the change in stance. This is new information and as a resident of Horsted Keynes I am highlighting this to the inspector.</p> <p>I encourage the Inspector to engage with the Parish Council offline to get the up-to-date information regarding the above, as the emerging plan is progressing with speed. Please contact Cllr Celia Forman who is the chair of the Neighbourhood Plan Steering Group.</p> |
| Reasons for failure | <p><u>The site allocations DPD does not reflect the emerging Neighbourhood Plan of Horsted Keynes.</u></p> <p>The Parish Council's submission to the MSDC Site Allocations DPD Regulation 18 public consultation reads: <i>'The Parish Council supports proposed allocations SA28 (land south of Old Police House, Birchgrove Road) and SA29 (land at rear of St. Stephen's Church, Hamsland), subject to <u>continuing discussions on the detailed planning policy criteria</u> to be applied to the consideration of any future planning applications on these sites, and any additional issues raised during the current DPD consultation'</i> as per Appendix 1.</p> <p>This situation has now changed.</p> <p>Horsted Keynes has been given a unique opportunity to assess the true development style, capacity, and effect on the landscape, and village, of a site allocated in the Site allocations DPD: Site SA29. A premature planning application has been submitted by Rydon homes on site SA29, land south of St. Stephen's Church, Horsted Keynes, (DM/20/4692) validated in Jan 2021. The application (documents available on the Planning Portal) has contained substantially more detailed information on the development of the site than is contained in the Site Allocations Library (SA29.1 to SA29.6).</p> <p>This application has resulted in the ability for the Parish Council and residents to see up to date, detailed plans that the developer proposes concerning all aspects of the proposed development of the site. It has enabled the critique of the applicants plans for access, the impact on traffic flow, the impact on ecology and trees, the sustainability, and ultimately the site capacity of site SA29, amongst other aspects of the proposal.</p> <p>Many responses to the application have been received by MSDC, and of note, a <u>holding objection</u> has been submitted by Horsted Keynes Parish Council (Appendix 1). The Parish council have</p> |

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| | <p>submitted a long list of concerns regarding the development, which until now the Parish council was supporting in principle. These concerns include:</p> <ul style="list-style-type: none"> • (a) Prematurity in relation to progress of development plans • (b) Site access off Hamsland and access road into the site • (c) Pedestrian access and shared surfacing • (d) Traffic analysis provided by the applicant • (e) Charging points for electric cars • (f) Parking provision on site • (g) Proposed development layout • (h) Impact of development on trees and hedgerows • (i) Mix of housing proposed • (j) Supporting infrastructure • (k) Impact on heritage assets • (l) Managing the impact of construction works, if planning permission is granted. <p>No response from Rydens or MSDC to these concerns has been received by Horsted Keynes Parish Council to date, and the newly revised documents loaded on the Planning Portal by the applicant do nothing to address the concerns, but in fact raise more question regarding the suitability of site SA29 for allocation and eventual development.</p> <p>Horsted Keynes Parish Council are in the process of collating an emerging Neighbourhood plan for the village. In Nov / Dec 2020 the Reg 14 consultation of the Neighbourhood Plan was undertaken. The plan had proposed that the parish would defer the decision on location of allocated sites to MSDC, as such those being proposed by the site allocations DPD process. During Reg 14, comments were made by a large proportion of the respondents regarding the deferral of allocation of sites within Horsted Keynes to MSDC (Appendix 3 - responses to HKNP Reg 14 consultation). As such this was an additional catalyst (in addition to the holding objection to DM/20/4692) to Horsted Keynes Parish Council HKPC <u>withdrawing support</u> for the MSDC Site Allocations DPD (on 30/3/21) – Appendix 2).</p> <p>The proposal put forward and passed a motion at the Parish Council EGM stated:</p> <p><i>‘The Neighbourhood Plan process has come to a point of reflection when we must reconsider all submissions that have been sent into Regulation 14. An overwhelming response from the community is against the current DPD allocation of 30 dwellings on the land south of St. Stephens Church. Therefore, we must withdraw our support for that allocation under DPD and assess an alternative package of allocations including windfall, around one a year based on past history, to fulfil our obligation.</i></p> <p><i>Therefore, I propose that Horsted Keynes Parish Council withdraw its support for the MSDC Site Allocations DPD following the Regulation 14 public consultation, and a sub-committee of the Parish Council is formally constituted to explore the Neighbourhood Plan allocating sites to fulfil the District Plan’s Policy DP6 obligation.’</i></p> <p>The Parish Council have taken back control of the allocation process and are moving this forward with speed. Since March 2021 a steering group has been formed (Appendix 4 minutes of EGM) and several meetings have occurred laying out a way forward (Appendix 5). The council are reasserting their position and are addressing the issues raised by both the Reg 19 respondents, the respondents to the planning application on SA29, and the Reg 14 respondents.</p> |
| <p>Reference to other DPD documents</p> | <p>Site selection Paper 3 – SSP3 (both Housing, and Appendix B site proformas)</p> |
| <p>How could the document be made sound?</p> | <p><u>The site allocations DPD does not reflect the emerging Neighbourhood Plan of Horsted Keynes.</u></p> <p>To remain sound the site allocations from Horsted Keynes (SA28 and SA29) should be removed from the MSDC site allocations DPD. Horsted Keynes Parish Council, by preparing an emerging Neighbourhood Plan, will allocate houses within Horsted Keynes to fulfil the housing requirement set out in DP6 of the DPD.</p> |

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| <p>What is the precise change that is sought?</p> | <p>The site allocations from Horsted Keynes (SA28 and SA29) should be removed from the MSDC site allocations DPD. The site allocations DPD should defer the DP6 requirement to Horsted Keynes Parish Council to allocate suitable, sustainable and appropriate locations in Horsted Keynes.</p> |
| <p>Appendices</p> | <p>Appendix 1 - Holding objection to application DM/20/4692 on SA29 by Horsted Keynes Parish Council in 3 parts:- https://padocs.midsussex.gov.uk/PublicDocuments/00759920.pdf https://padocs.midsussex.gov.uk/PublicDocuments/00759917.pdf https://padocs.midsussex.gov.uk/PublicDocuments/00757401.pdf</p> <p>Appendix 2- minutes of Parish Council meeting withdrawing support for the MSDC Site Allocations DPD (30/3/21) https://horstedkeynesparishcouncil.com/wp-content/uploads/2021/05/EGM300321PCMinsfinal.pdf</p> <p>Appendix 3 - Responses to Reg 14 consultation of the Horsted Keynes Neighbourhood Plan https://horstedkeynesparishcouncil.com/wp-content/uploads/2021/01/20210107-HKNDP-Summary-of-Representations-1.pdf</p> <p>Appendix 4 - Minutes of EGM to form steering group https://horstedkeynesparishcouncil.com/wp-content/uploads/2021/05/EGM130421PCmins.pdf</p> <p>Appendix 5 – minutes of meetings of HKNP Steering Group outlining timeline and way forward can be found at : https://horstedkeynesparishcouncil.com/published-reports-2021/</p> <p>Appendix 6 - _20210514 Position Statement from Parish Council to MSDC https://horstedkeynesparishcouncil.com/wp-content/uploads/2021/05/HKPC-Position-Statement-following-EGM-1.docx</p> |