



**Horsham
District
Council**

COMMENTS FORM

Horsham District Local Plan 2019 - 2036

Draft Plan Regulation 18 Consultation (February 2020)

We are inviting comments on the emerging Local Plan.

Comments should ideally be submitted online by visiting <https://www.horsham.gov.uk/planning/local-plan/have-your-say>. It is better for comments to be submitted in this way as it ensures a thorough analysis of comments against particular parts of the Local Plan and ensures representations are processed quickly and efficiently such that the Council can swiftly proceed onto the next stage of the plan-making process.

If you are unable to comment online, this form should be used to make comments in response to this consultation. Please use a separate form for each comment made on a different policy or part of the Local Plan.

The consultation period begins on **Monday 17 February 2020** and ends at **5pm on Monday 30 March 2020**.

Please note:

1. Responses must include as a minimum your name and address. Please also provide your email address if you have one – without an email address, we will be unable to provide an acknowledgement of receiving your response.
2. Anonymous representations will not be accepted. Your comments cannot be treated as confidential. By completing this form you agree to your details being shared and your name and comment (but not your address or other personal details) being made available for public viewing. **Please review the Council's Privacy Statement at <https://www.horsham.gov.uk/privacy-statement>.**
3. No inappropriate, derogatory or discriminatory comments should be made regarding an individual or a collective group of individuals. Any comments made of this nature will be disregarded.
4. It is recommended that groups that share a common view send a single response rather than multiple copies of the same response.
5. Completed comment forms can be returned to us via email to Strategic.Planning@horsham.gov.uk or by post to Strategic Planning, Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL.
6. Completed forms should be received by us no later than **5pm on 30 March 2020**.

Please leave this page blank and go to the next page.

For official use only:

Date received:

Consultee &
comment ID:

Section 1 – Your details

	Personal details
Title	Mrs
Name (required)	Sarah Hall
Organisation / group (if you are an agent representing a client, please specify the client you are acting on behalf of)	Nuthurst Parish Council
Address 1 (required)	107 Morris Drive
Address 2	Billingshurst
Address 3	
Address 4	West Sussex
Postcode	RH14 9ST
Telephone number	07584 308 408 or 01403 784985
Email address (required)	Clerk@nuthurst-pc.co.uk

Section 2 – Your comments

To which part of the draft Local Plan do your comments relate? Please state the policy number, paragraph number or figure number, or where applicable enter 'SA' (Sustainability Appraisal) or 'HRA' (Habitat Regulations Assessment)

Chapter 3 Spatial Objectives
Chapter 4 Policies for Growth & Change
Chapter 5 Economic Development
Policy 9 Conversion of agricultural & Rural Buildings to Commercial, Community or Residential Uses
Chapter 6 Potential Housing Allocations
Policy 15 Strategic Site Development Principles
Policy 16 Affordable Housing
Strategic Policies 17 – 23
Policy 24 Gypsy & Traveller Accommodation
Chapter 7 Conserving & Enhancing the Natural Environment – Future Green Belt Designation

What is the nature of your comments? [tick as appropriate]

Observation
or General comment

Support

Objection

Provide your comments below:

Expand this box as necessary or attach additional sheets. If attaching additional sheets, please clearly mark these with the consultation question that the representation relates to and your name.

Insert your comments here

Comments on Specific Questions in the proposed Local Plan

Chapter 3: Spatial Objectives

Nuthurst Parish Council would add “Strategic sites should be located in, or adjacent to, existing towns such as Horsham and Crawley and existing large villages such as Broadbridge Heath, Billingshurst, Southwater and Henfield where there are employment opportunities and infrastructure. Strategic sites should not be located in unsustainable locations in the middle of open countryside where there are no employment opportunities, inadequate infrastructure and would residents to use their cars to commute to work or to visit the nearest town for services and leisure /entertainment.”

Chapter 4: Policies for Growth and Change

Nuthurst Parish Council agrees with the proposed settlement hierarchy for the settlements in kits Parish. It also agrees with the proposed Built up Area Boundary for Mannings Heath and the proposed settlement boundaries for Maplehurst, Monks Gate and Nuthurst.

Chapter 5: Economic Development: Policy 9: Conversion of Agricultural and Rural Buildings to Commercial, Community or Residential Uses.

Nuthurst Parish Council would like an additional criterion: “Agricultural and rural buildings should only be considered for conversion to residential use when the building is no longer needed for an agricultural/equestrian use and the resultant dwelling is needed to support an agricultural or a countryside activity.”

Chapter 6: Housing: Policy 14 Housing Provision

Nuthurst Parish Council considers that HDC should select the option of 1,000 homes per year as this would meet the minimum local housing need determined using the Government’s formula. Nuthurst Parish Council considers that HDC should not help to meet the unmet needs of Crawley and the Coastal Sussex Area. Crawley and the Coastal Authorities should be asked to develop higher buildings for homes within their areas, so that more of HDC’s green countryside is not destroyed by unnecessary building.

Chapter 6: Potential Housing Allocations

Nuthurst Parish Council considers that the site assessment process used was seriously flawed. It relied heavily on what the developers said they would provide in terms of housing and other promises without any proper independent assessment. This is amplified in two documents prepared by the Parish Council: 1) “Summary of Nuthurst Parish Council’s comments on HDC’s assessment of the Buck Barn site”; and 2) “Buck Barn: Nuthurst Parish Council’s Comments on HDC’s Draft Local Plan.”

Nuthurst Parish Council urges HDC to remove the Buck Barn site from its proposed Local Plan. Its inclusion is vigorously opposed by Nuthurst Parish Council. Effectively, Thakeham Homes intends to build a town in a productive agricultural and rural location that is isolated from any settlement. This kind of appallingly unsympathetic development would ruin this part of the Low Weald and set a precedent for developers to turn the whole area into a creeping urban conglomerate.

The Parish Council considers that the failure of the proposal to comply with so many of HDC’s Strategic and Non-Strategic Policies must surely mean that it must not be included as a strategic site in HDC’s revision of its Local Plan. This is amplified in a document prepared by the Parish Council: “Thakeham Homes’ proposal for a development of 3,500 new homes on 443 acres of open countryside at Buck Barn, West Grinstead: Assessment against HDC’s current and proposed Local Plan Policies.”

Chapter 6: Strategic Policy 15: Strategic Site Development Principles

Nuthurst Parish Council considers that an additional criterion is necessary “Strategic development proposals must be in sustainable locations and not as a new town/community in open countryside remote from employment opportunities and essential infrastructure and facilities.

Chapter 6: Strategic Policy 16: Affordable Housing

Nuthurst Parish Council supports HDC's proposal of 35% of affordable housing on all residential developments of 10 dwellings or more and would support increasing that to 50%. Developers should not be able to reduce their contribution by claiming that it is not viable to produce that proportion of affordable housing

Chapter 6: Strategic Policies 17 to 23

Nuthurst Parish Council has no comments on these policies.

Chapter 6: Strategic Policy 24; Gypsy and Traveller Accommodation

Nuthurst Parish Council agrees that new gypsy and traveller sites should all be provided on new strategic sites (over 800 dwellings) and that new gypsy and traveller sites should not be provided on non-strategic sites.

Chapter 7: Conserving and Enhancing the Natural Environment: Future Green Belt Designation

Nuthurst Parish Council has no suggestions for the designation of Green Belt within the District.

Chapter 7: Conserving and Enhancing the Natural Environment: Other Policies

Nuthurst Parish Council has no comment on the other proposed policies.

Chapter 8: Development Quality, Design and Heritage

Nuthurst Parish Council has no comment on the proposed policies in this chapter.

Chapter 9: Climate Change and Flooding

Nuthurst Parish Council has no comment on the proposed policies in this chapter.

Chapter 10: Infrastructure, Transport and Health Communities

Nuthurst Parish Council has no comment on the proposed policies in this chapter.

Section 3 – Declaration

How we will use your personal information

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council’s privacy policy: <https://www.horsham.gov.uk/privacy-policy>.

Please sign and date this form. Forms signed electronically will be accepted.

Declaration:

By completing and signing this form, I agree to my name, organisation and representations being made available for public inspection on the internet and in paper form. I further understand that my personal contact details will be used to notify me further of later stages of consultation relevant to the Horsham District Local Plan Review. I understand that personal details will not be made publicly available.

A copy of our privacy notice is available on our website - <https://www.horsham.gov.uk/privacy-statement>

Signature:

Date:

26th March 2020

We would also like to keep you informed of future Local Plan and planning policy consultations and updates. If you would like to be kept informed, please register your details on our consultation portal by going to <https://www.horsham.gov.uk/planning/local-plan/have-your-say> and clicking on the ‘Register to have your say’ button.