

**Nuthurst Parish Council
Presentation
20th February 2019**

Land to the rear of Millers Mead

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- Introduction
- Greenplan Designer Homes appeal
- Opinion

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- Why are Greenplan doing a presentation?
- Common goals - Protect tenure of field
- Timely opportunity to try and do something different ahead of the appeal being re-run and risk of loss.
- Seek a proactive approach to development options

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- Current Planning Position
 - Two separate applications submitted for what appear to be log cabins – both refused
 - One application taken to appeal – appeal dismissed
 - Dismissed appeal challenged in the High Court – appeal decision overruled and ordered to be re-run based in part to the Inspector not referring to the option of a Temporary Permission
 - Appeal to be re-run with a new Inspector to include the possibility of a temporary permission
- Points of note
 - HDC cannot demonstrate a 5YHLS for pitches
 - NPPF appear to suggest the absence of a 5YHLS is a 'Material Consideration' in the consideration of issuing temporary permissions.
 - HDC have stated that temporary permissions cannot be counted towards the identified need for pitches in the district

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Possible Action Plan (for consideration)

Accept planning risk and continue to fight/defend applications

or

Proactive approach and accept that development of some form is possible and if so;

- What kind of development – What would be acceptable?
- Assess NHNP windfall position
- Agree to support cooperative residential development

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- Residential development considerations
 - Land price
 - Quantity
 - less than 5 units – no Affordable Housing provision
 - 5 – 14 units - 20% Affordable Housing provision
 - 15 units plus - 35% Affordable Housing provision
 - Housing Mix
 - Providing Affordable Housing will lower land value and may not be at a level which the owners may sell
 - Housing mix may not be wholly NHNP compliant to work commercially
 - i.e. some 4 bed houses rather than 2 & 3 bed houses
 - Probable pressure for remainder of the site to be developed

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Possible four house scheme – sketch idea
2 x 4 Bed & 2 x 3 Bed



Possible three house scheme – sketch idea
1 x 4 Bed & 2 x 3 Bed



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- Residential Development
 - Neighbourhood Plan Impact
 - Residential development could be considered windfall
 - Windfall – sites not specifically identified in the development plan
 - Paragraph 68 of the NPPF acknowledges “small and medium sized sites can make an important contribution to meeting the housing requirement of an area” and that local planning authorities should “support the development of windfall sites through their policies and decisions-giving great weight to the benefits of using suitable sites within existing settlements for homes.”
- Risk
 - Undermine objections made to previous applications
 - Unlikely to ‘go away’

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- Summary
 - Parish Council and community to consider options
 - Proactive approach to development is better than reactive
- Questions