

Planning and Development Policy Development Advisory Group
7 MARCH 2017

Present: Councillors: Claire Vickers (Chairman), Karen Burgess, Paul Clarke, Liz Kitchen, Paul Marshall, Christian Mitchell, Godfrey Newman, Brian O'Connell and Tricia Youtan

Apologies: Councillors: Toni Bradnum and Michael Willett

Also Present: Councillors Circus, Crosbie and Jupp

20 **TO APPROVE THE NOTES OF THE PREVIOUS MEETING**

The group approved the notes of the meeting held on 12 January 2017.

21 **HOUSING WHITE PAPER - FIXING OUR BROKEN HOUSING MARKET**

The Director of Planning, Economic Development and Property briefed the group on the Housing White Paper – 'Fixing our broken housing market'. Members heard that the White Paper

- Was published for consultation until 2 May 2017
- Urged that local plans be ambitious, and reviewed once every five years
- Said local plans could be reviewed in parts
- Funding would follow cross local authority area schemes, and that joint working was supported
- Asked that councils have dialogue with neighbouring authorities
- Proposed a standardised approach to housing need
- Proposed more funding for neighbourhood planning
- Sought the introduction and protection of a fixed housing land supply in the local plan
- Proposed an increase in planning fees of 20% from July 2017, with a potential further increase to be consulted on, along with a fee for appeals
- Sought to reduce delays in the planning system, minimising planning conditions
- Would seek to simplify S106 and CIL
- Would encourage affordable housing, such as modular construction and custom house building

Developers would have to publish 'build out' rates and the council could issue completion notices on stalled sites. Year on year benchmarking of delivery was expected.

At the invitation of the Chairman, the Housing Manager added that the White Paper provided:

- An expectation that the impact of empty homes and second homes would be addressed
- Information about the use of Lifetime ISAs
- An emphasis on the future role of housing companies

Members indicated their support for more joint working; noting that the impact of increased planning fees would help, and agreed that no longer requiring a minimum amount of starter homes would not have as dramatic an impact on affordable housing. Officers assured members that there was not an immediate risk of a shortfall in housing land supply.

The Chairman noted the views of the group and explained that further discussion would be scheduled at the next meeting of the group.

22 **PILOT TRIAL OF ADDITIONAL NOTIFICATION FOR COUNCILLORS**

The Development Manager explained that a trial was proposed to alert ward members when a parish council had objected to an application in their ward. Councillors Karen Burgess, Paul Clarke, Liz Kitchen, Paul Marshall and Tricia Youtan agreed to participate in the trial.

23 **SITE ALLOCATIONS DOCUMENT**

The Head of Strategic Planning and Sustainability presented to the group. The group heard about the preparations for the publication of the Gypsy Traveller and Travelling Showpeople Draft Site Allocations of Land Preferred Strategy for a six week period of consultation. Officers explained:

- Legislative requirements
- National planning context
- The new planning definition of a Gypsy and Traveller
- The duty placed on local planning authorities by the CLG national policy document named 'Planning policy for traveller sites'
- The local planning context
- Policy 21 of the HDPF: existing allocations
- Policy 22 of the HDPF: sources of sites to assess
- Current issues
- The existing pitch supply
- The updated needs assessment

The assessment of needs showed that the current requirement for pitches (or 'backlog') totalled 47 pitches. The future accommodation needs across the next 15 years was for 9 pitches in the next five years (2017 to 2022), 19 pitches in the next 6 to 10 years, (2022 to 2027) and a further 18 pitches in the 11 – 15 year period (2027 to 2032). Together this equated to a total requirement of 93 pitches. National planning policy confirms that LPAs should identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and,

where possible, for years 11 to 15. If the Horsham district was to only plan for the next 10 years to 2027, the total requirement for pitches would be 75.

There is a significant requirement for new pitches within the district in order to meet the assessed accommodation need and the Council's requirements. In order to identify sites with potential for allocation a number of options had been considered as follows:

- Existing HDPF allocations
- Privately owned sites submitted to the Council as part of a 'call for sites' held in spring 2016.
- The allocation of sites within strategic housing development sites
- The use of publically owned land
- Extensions to existing sites
- The redevelopment and redesign of existing sites to provide more efficient use of the site to deliver additional pitches
- Existing sites with temporary or personal planning permissions

It had been necessary to assess potential sites to ensure that they were suitable, available and were either deliverable (within the 1-5 year period) or developable (in the 6-15 year period). Factors that were considered included the following:

- No significant barriers to development exist e.g. flooding, poor drainage, poor ground stability or proximity hazardous land or installation where conventional housing would not be suitable;
- The site has safe and convenient vehicular and pedestrian access;
- The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas;
- The site is located in or near to existing settlements, within reasonable distance of a range of local services and community facilities, in particular schools and essential health services;
- The development will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties and is sensitively designed to mitigate any impact on its surroundings.

A number of site options have been considered as part of this process and the sites which are considered to have the greatest prospect of contributing to meeting Gypsy and Traveller needs were presented to Members.

At the invitation of the Chairman, officers sought the advice of the group on the following Traveller sites that had been identified for inclusion in the draft document for consultation:

Site	Nature of site	Potential number of additional pitches
Fryern Park Farm, Fryern Road, Storrington	New site	3-5 pitches
Smithers Rough, Guildford Road, Rudgwick	New site	10-12 pitches
HDC Depot, Hurston Lane, Storrington	Potential new site – constraints require further consideration	6-8 pitches
Greenacres, Hillside Lane, Small Dole, Upper Beeding	Existing unauthorised site – allocated under policy 21 of HDPF	12 pitches
Greenfield Farm, Valewood Lane, Barns Green, West Grinstead	Existing personal occupancy and unauthorised pitches	6 pitches
Kingfisher Farm, West Chilmington Lane, Itchingfield	Existing site with unauthorised pitches	11 pitches
Lane Top, Nutbourne, Pulborough	Three pitches under personal occupancy conditions and allocated in HDPF	3 pitches
Northside Farm, Burnthouse Lane, Rusper	Three pitches under personal occupancy conditions	3 pitches
Oakdene, Blackgate Lane, Codmore Hill, Pulborough	Four pitches under personal occupancy conditions and three new pitches	7 pitches
Parsons Field, Pickhurst Lane, Pulborough	Two pitches with temporary planning permission	2 pitches
Rowfold Nurseries, Billingshurst	Allocated for ten pitches in the HDPF	10 pitches
Southview, The Haven, Slinfold	Existing site with unauthorised pitches and allocated for four pitches in the HDPF	4 pitches

Members' discussed:

- The infrastructure around the sites identified
- Enforcement powers
- Compulsory Purchase Orders
- The next steps and the timeline for adoption

The Chairman thanked officers for the presentation and members for their views. The group supported the proposed approach to publish a draft site allocations document for consultation and to review existing unauthorised sites, sites with personal occupancy conditions and sites with temporary planning permission.

The meeting closed at 11:10 am

CHAIRMAN