

BRIEFING NOTE

RE: Planning application – the Old Brickworks, Reeds Lane, Sayers Common (MSDC REF: 17/4448)

1. The purpose of this Note is to advise the Planning Committee of the issues arising out of this application, and the potential involvement of the Parish Council. The application is for 29 dwellings plus a GP surgery. In addition the applicant is offering to grant to the Parish Council an area of approximately 3 Ac as a nature reserve, as part of a s106 agreement arrangement.

2. Neighbourhood Plan :

The application site was considered as part of the Housing sites Appraisal undertaken by the Parish Council in July 2015 (Ref: *Neighbourhood Plan - Future housing SAYERS COMMON Schedule of sites (long-list)- 21 July 2015 rev 4 ATTACHED*) and is labelled as Site HP35. The Council agreed that no sites would be specifically allocated for housing but that the policies of the Neighbourhood Plan would be followed. The relevant policies:

POLICY Housing HurstH3: Sayers Common housing sites:

Subject to existing water drainage issues being resolved, to remove the incidence of localised flooding, new housing will be permitted at Sayers Common. It is anticipated that the village will accommodate around 30-40 dwellings during the Plan period. A review and appraisal of deliverable housing sites will be undertaken at an early stage in the Plan period

POLICY Housing HurstH6: Housing sites infrastructure and environmental impact assessment:

New housing developments which meet the policies of this plan and meet the criteria below will be supported:

- a) the provision of a satisfactory access point or points to the site for motor vehicles, cyclists and pedestrians;
- b) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of traffic and the provision of any necessary off-site transport improvements;
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area;
- d) the retention and protection of significant landscape features within the site and along the site's boundaries;
- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- f) the provision of adequate surface water and foul water drainage capacity;
- g) the provision of, or financial contributions towards, community facilities and the provision of public open space;
- h) the provision of parkland areas, to be owned and managed by the local community.

POLICY Housing HurstH7: Affordable Homes:

On housing developments of 4 or more dwellings, there will normally be a 30% 'affordable' homes content, for rent and assisted purchase schemes for local people and generally, not more than 25% of affordable homes being of shared ownership. On residential developments of less than 4 dwellings and in other circumstances where on-site provision is not practicable a commuted payment towards off-site provision will normally be required equivalent to providing 30% on-site affordable housing provision.

POLICY Housing HurstH8: Small dwellings:

Housing development which meets the requirements of the Neighbourhood Plan and provides small homes with ground floor accommodation designed for people with access and movement difficulties will be supported.

The Planning committee will consider whether this application meets the policies of the Neighbourhood Plan. The committee should note that permission has been granted for 40 dwellings at Kingsland Laines and that an appeal decision is pending on whether a further 80 dwellings will be permitted at the same site.

3. The Nature Reserve:

As part of the application the developer is offering to grant the nature reserve area to the Parish Council, in line with NP Policy HurstH6. The planning application includes the following documents which are relevant to this offer, and the following extracts are noted:

(1) Application Planning Report – November 2017

Section 4. Statement of community engagement:

Parish Council

4.6 Reside have met with Hurstpierpoint and Sayers Common Parish Council on two occasions leading up to the submission of the planning application. The purpose of these meetings was largely to discuss the principles of the site and to advise the Parish Council that an application may be submitted, copies of an iterative layout were provided.

4.7 The Parish Council are not able to provide comments or judgements on schemes prior to the submission of a planning application however, helpful comments were provided in relation to the infrastructure needs of Sayers

Common, such as village signs and street furniture. The future upkeep of land to the north of the application site was also discussed; the Parish Council advised that they positively receive the gifting of informal and formal open spaces. The need for housing for older people, such as bungalows, was also discussed.

Section 5. The Scheme

5.8 The area of land to the north of the site, is proposed to be gifted to the Parish Council to be used as a local nature reserve and a package of ecological enhancements are proposed. It is understood that many local residents already frequent this land and take an interest in the pond, with a local group maintaining the area at present. It is proposed that this could be dealt with through a S106 Agreement which would enable this arrangement to be formalised and for the Parish Council to have legal ownership of the land.

(2) Iterative Management Proposals for land east of Furze Field – November 2017:

This is a detailed preparation and management plan for the nature reserve.

If the Parish Council was to accept the offer of the transfer then the issues regarding the Nature Reserve would be:

- Making the site safe from public liability
- Ongoing maintenance, insurance and monitoring costs
- Whether the site was suitable for general public access or better restricted to approved users
- The benefits of being in public, as opposed to private ownership.
- Whether a local volunteer group would be able to continue to nurture the area and at what cost
- What residual liabilities might exist, particularly in respect of waste and hazardous materials.

4. s106 Agreement:

If the Parish Council is minded to recommend permission then consideration would be given to the s106 Agreement. If the offer of the Nature Reserve was accepted then it is suggested that a commuted sum would be required to cover the ongoing costs for say a 20-year period (as for the Hurst Meadows parkland in Hurstpierpoint). In addition, the site would need to be brought to a standard to minimise ongoing costs and liabilities.

RECOMMENDATION: The Planning Committee is asked to note this report and, if planning permission was subsequently granted, then to agree that the Parish Council would enter into negotiations as a participant in the s106 Agreement, subject to satisfaction on ongoing management, costs and liabilities.

Stephen Hoyles
CLERK TO THE COUNCIL
22 November 2017

**Parish Housing Land Availability Assessment (PHLAA)
Neighbourhood Plan - Future housing SAYERS COMMON
Schedule of sites (long-list)- 21 July 2015 rev 4**

NEIGHBOURHOOD PLAN 2011-31 SAYERS COMMON

Housing Supply Document - Appraisal of known potential housing sites 13 May 2015

Site ref	HP35		
Name	Land north of Kings Centre, Sayers Common		
Location			
Area (Ha)	3.5 +		
Dwellings	30		
Character/land use		Physical constraints	
Existing use	Former brick fields	Highway access	Reeds Lane
Previously developed?	No	National Park	No
Planning history	No	Heritage assets	No
Access to services	Access to services	Contaminated	Not known, but owner advises none
Primary school	1500	Topography	flat
Secondary school	3000+	Flood risk area	None
Doctor/Health centre	3000	Impact on views	From immediate boundaries
Public transport	300	Arboricultural issues	None known
Post office	3000	Ecology issues	Possibly around ponds on north side of site
Bank	3000	Boundary with built-up area	Southern edge
Food retail	700	Deliverability	
Formal public open space	700	Ownership	Owner promoting site.
Informal public open space	300	Period	
Comments			
Suitability	Refer to Dowsett Mayhew Report 1 July 2015		

Location map (not to scale)

