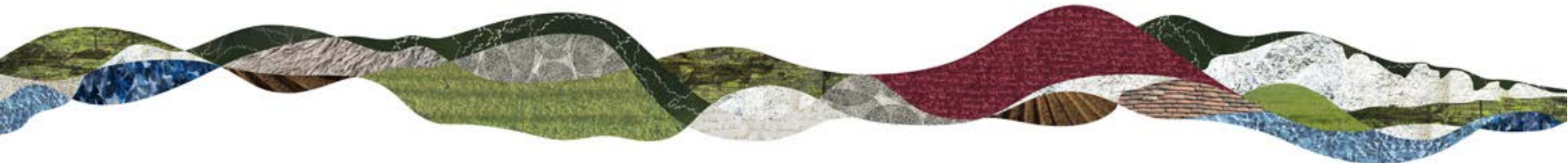


Planning Committee Meeting

9 August 2018

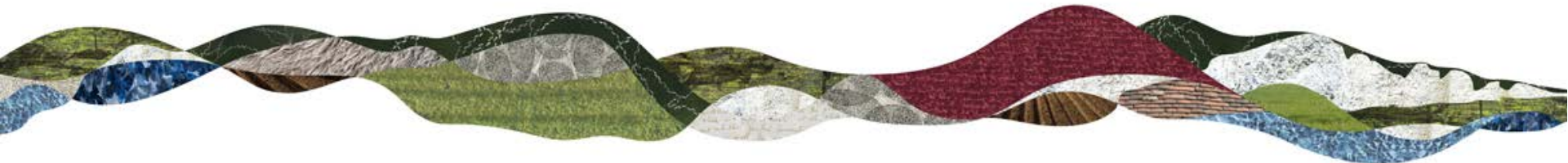
Agenda Item 10

SDNPA response to the Pre-Submission Consultation on the updated Findon Neighbourhood Development Plan



Findon NDP - Context

- Original NDP did not allocate sites to meet housing requirement set by SD26 (30 dwellings)
- SDNPA raise concern regarding lack of allocation (not contributing to sustainable development) Reg 14 & Reg 16
- Qualifying Body request to include sites post Submission



Findon NDP - Context

- Examiner declines this request as it would not allow proper public consultation
- Examiner allows FNDP to proceed to referendum following reassurance that the SDNPA will allocate housing sites / amend Settlement Boundary through SDLP
- FNDP passes referendum 3/11/16
- 25% turnout (388 yes, 25 no)



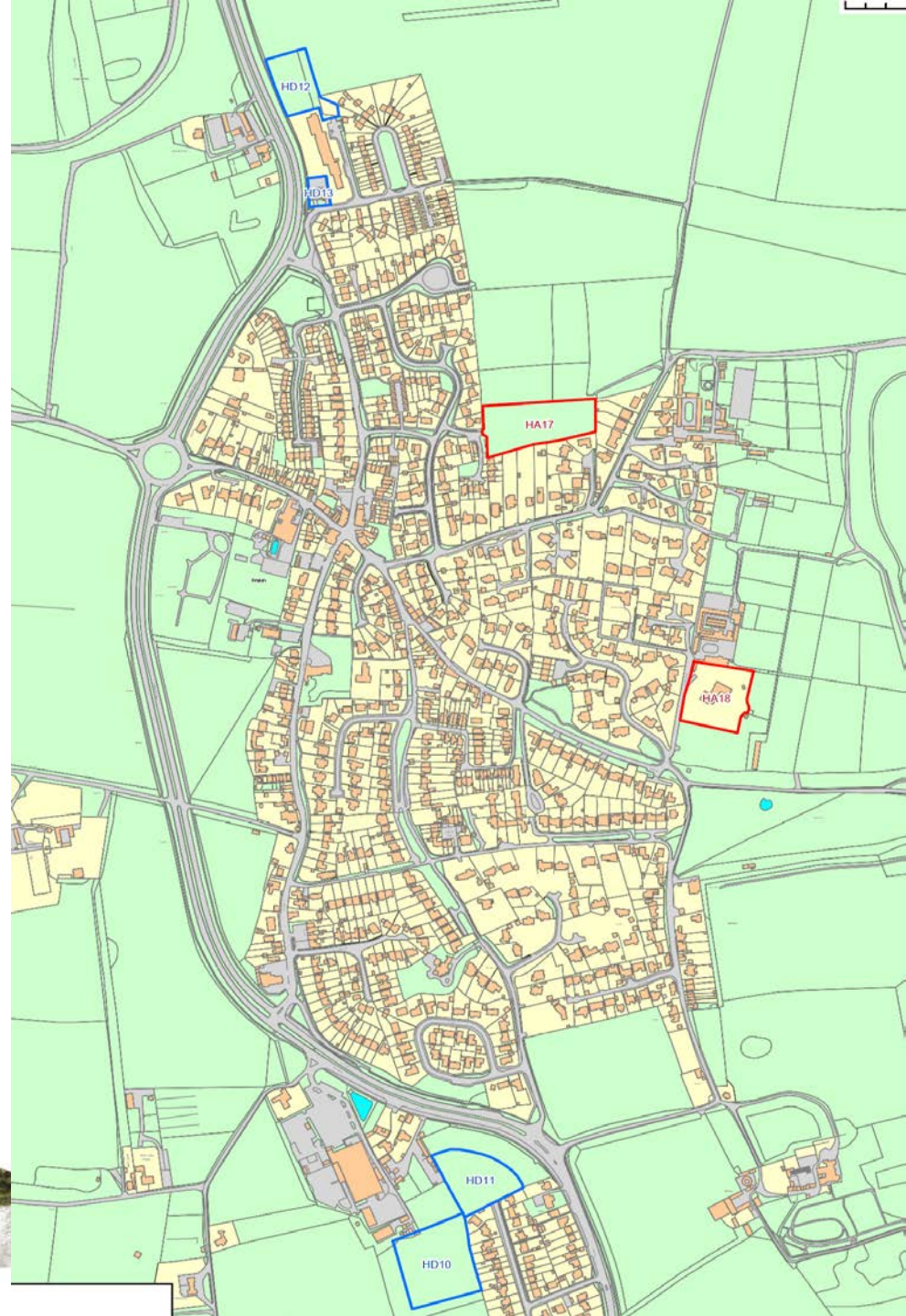
Updated Findon NDP (uFNNDP)

- First NDP to be updated / modified
- uFNNDP seeks to allocate 4 housing sites to meet housing requirement
- Sites proposed as alternatives to those in SDNP
- uFNNDP proposes alternative amendments to SPB
- Other modifications highlighted in uFNNDP

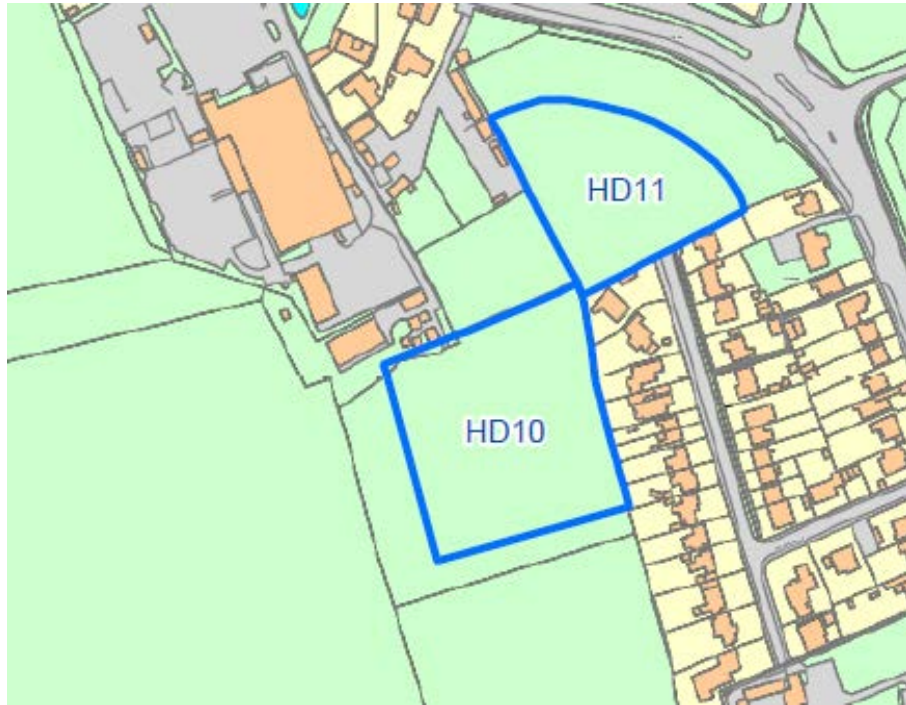


SDLP Sites

uFNDP Sites

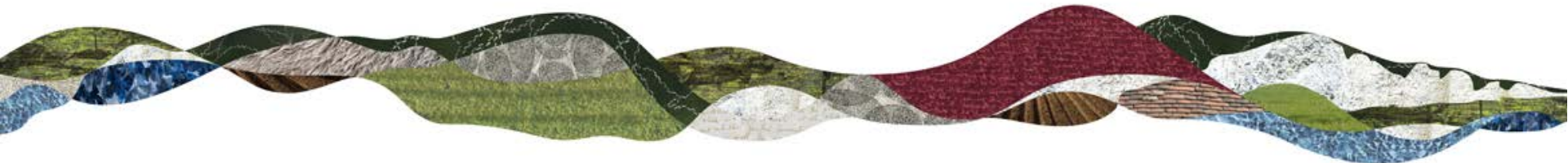


uFNDP proposed housing site allocations



SDNPA response

- SDNPA report highlights the risk of progressing uFNDP in light of allocations in SDLP
- Update sheet highlights amendments to Committee report (following legal advice)
- Legal advice sought and presented in support of Committee report (Appendix 4). Summary of legal advice paragraph 2.7
- Progression of uFNDP and SDLP to be considered by Examiner / Inspector

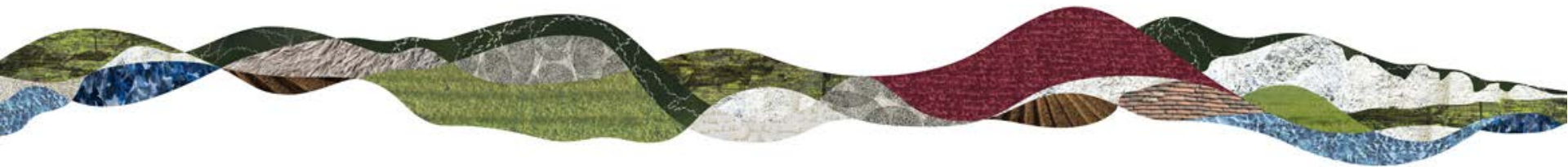


Recommendation

The Committee is recommended to agree the Table of Comments as set out in Appendix 3 of the report which will form the SDNPA representation to the updated Findon Neighbourhood Development (FNDP) Plan pre-submission consultation.

To be read alongside update sheet





SDNPA Response to Submission FNDP

...we are concerned that this plan may, if progressed as currently drafted, will not be in conformity with the South Downs Local Plan and will quickly be superseded by the adoption of the South Downs Local Plan. Insufficient evidence has been presented to justify a departure from the emerging strategic approach. If this remains the case the SDNPA will have to consider allocating land in or around the village....



Extract from Examiner's report FNDP

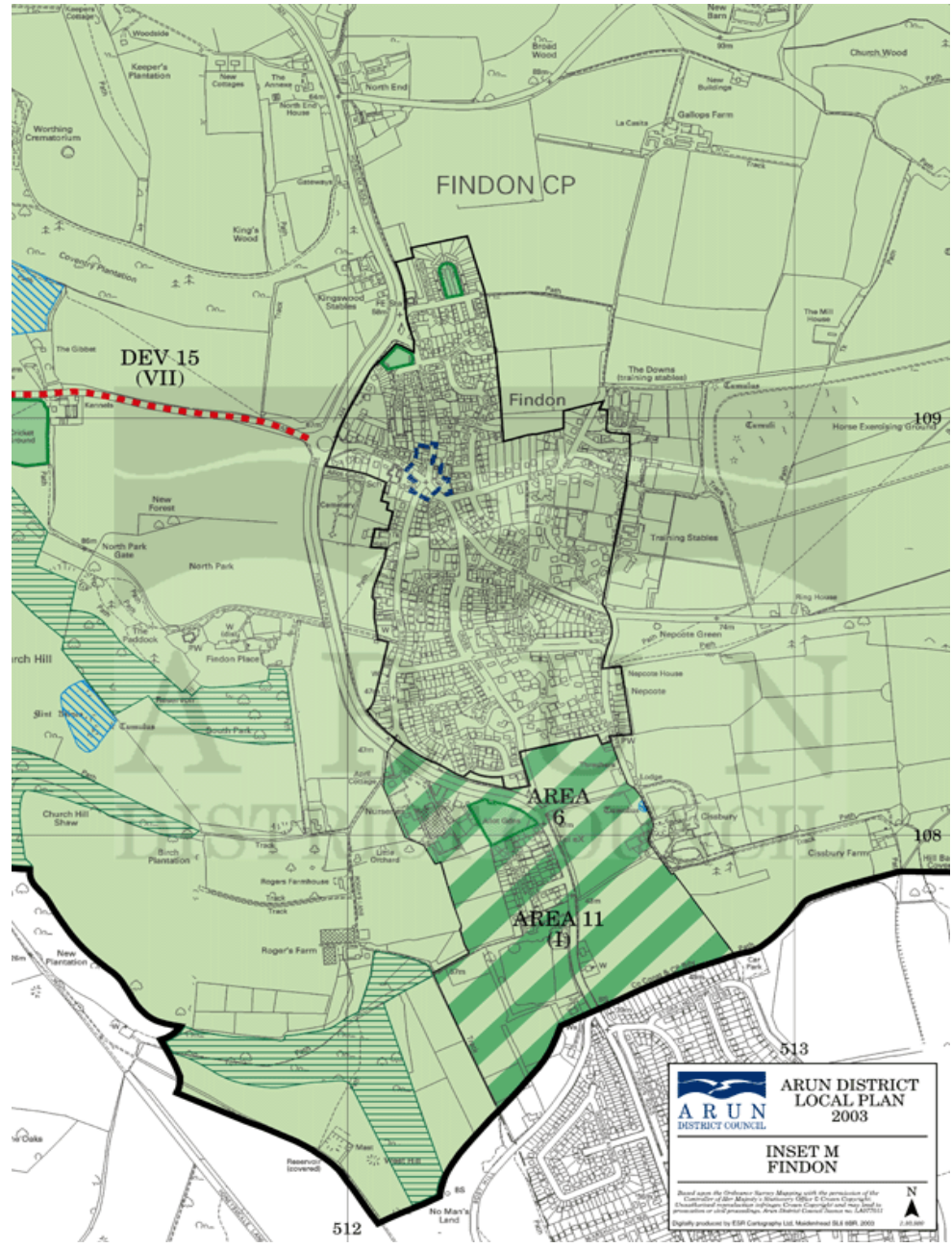
...**One genuine option** open to me is that my examination could decide that the Plan **should not proceed to referendum** on the grounds that it will **not deliver sustainable development**. However, I have concluded that there are many other valuable policies in the neighbourhood plan, which will allow the community to shape other aspects of planning policy as it affects Findon. I will therefore be **recommending the deletion of the policy related to the location of new housing and also any reference to the settlement boundary**. This is a fundamental change which, I am sure, will disappoint the Parish Council but at least it allows the majority of the plan to proceed to referendum. However, had I not been able to make that recommended modification, my only conclusion would be that the Plan as a whole would not meet the basic conditions.

I am conscious that my conclusion on housing land supply should not allow a policy vacuum to exist. I have **sought reassurance from the Local Planning Authority that the emerging Local Plan can take on the role of allocating housing sites and reviewing the settlement boundary**, as they will do with other settlements who are not preparing neighbourhood plans.

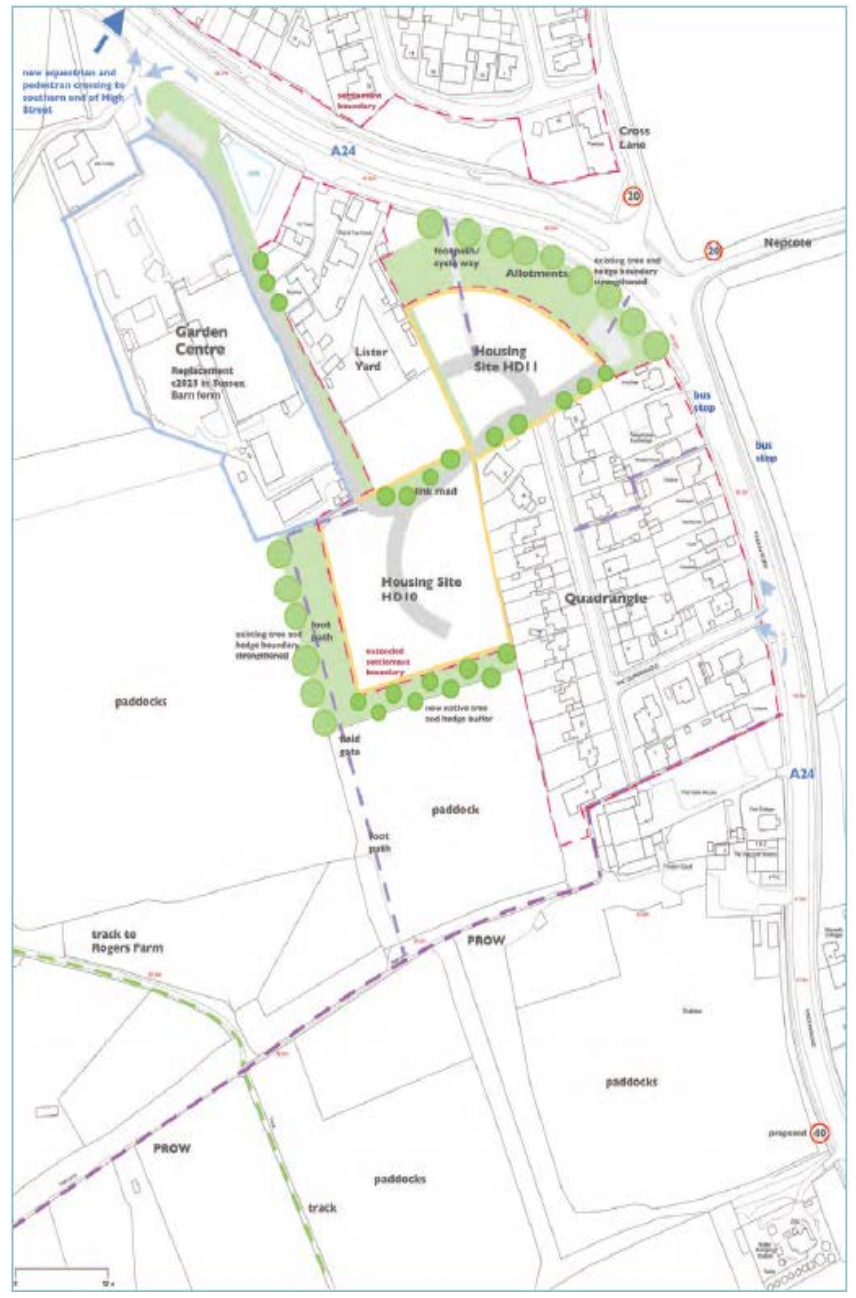




Arun Local Plan – saved Policy Area 11 – Local Gap



uFNDP allocations HD10 & HD11



Summary of 2015 SHLAA assessment AR008 Rogers Farm Garden Centre & Former Allotments

Summary of Landscape Assessment

Low/Medium/High Sensitivity

The site is Low Medium Sensitivity where currently developed and existing screening can be retained and improved to the north of the site.

The fields to the south of the site are Medium High Sensitivity due to the poor relationship with the settlement pattern and the intrusion into views from the surrounding public right of way.

Summary of Suitability

The northern and western part of the site is previously developed. The southern and eastern part is greenfield site. There is potential for redevelopment of the area of previously developed land, subject to appropriate loss of the existing use.

Is the site suitable?

Yes

Extract of letter to Mr Slaney 15 April 2015 from Findon Parish Clerk

Being aware of your SHLAA, but not yet having been consulted or invited to comment on it, we can see a correlation in the numbers, but note with great concern that the total seems to be largely premised on the use of one of the main employment sites in the parish, Rogers Farm Garden Centre, as a possible site for housing.

The NP group carried out a very detailed study of all possible sites and this one has not been put forward for consideration due to the need to retain employment land. The NPPF states that planning policies should support economic growth and indeed our emerging NP contains policies that seek to keep employment land in employment use. **(The Garden Centre site, incidentally, also lacks connectivity to the village, is part of the Findon local gap - which residents overwhelmingly wish to see retained - and has been rejected in all previous SHLAAs.)**

Extract from notes of meeting between SDNPA & FPC 21 May 2015

With regard to the identification in your SHLAA of the possibility of Building 40 houses at Rogers Farm you acknowledged that in view of its status as a garden centre and place of employment and also its amenity value to the Parish, it is not appropriate to take this site into account in considering the housing allocation for Findon Parish.

Additionally it was noted that on the SHLAA the boundary of this site included a significant area of green fields and you said that this was shown simply because it was the area of land owned by the landowner. It did not imply that any development beyond the brown field area would be considered.