

HORSTED KEYNES NEIGHBOURHOOD PLAN

**We have listened to what you have told us and are now
at the stage where we have several draft
Neighbourhood Plan policies**

**We want your views on the draft policies. If we have
got it wrong (or right), we want to hear from you as to
why**

WHAT BENEFIT WILL A NEIGHBOURHOOD PLAN PROVIDE THE RESIDENTS OF HORSTED KEYNES?

To many, development may seem unnecessary. So what's in it for the community of Horsted Keynes?

With development comes the ability to deliver benefits to the community. These benefits are things that you have told us you want. For example:

- **Funding to start up a community shop**
 - **Informal green space**
 - **Play areas for your children**
 - **A community orchard**
 - **Improved footpath access**

Also, if you don't shape the future of your community then it is likely that Mid Sussex District Council will have to allocate sites for development in Horsted Keynes. You would have a lot less influence over that process.

BUILT-UP AREA BOUNDARY

You told us that you wanted development focused in and around the village

There are limited available sites within the village

The Neighbourhood Plan needs to accommodate growth on sites on the edge of the village

The development strategy will allow for growth on the sites that you want and then protect against unwanted growth outside the village on other areas

POLICY PL1: BUILT-UP AREA BOUNDARY

Development in Horsted Keynes parish shall be focused within the built-up area boundary of Horsted Keynes village as identified on the Proposal Map.

Development proposals will be supported within the built-up area boundary subject to compliance with other policies in the development plan.

Development proposals outside the built-up area boundary will not be permitted unless:

- they comply with Policy C1 of the Mid Sussex Local Plan 2004; or
- they relate to necessary utilities infrastructure and where no reasonable alternative location is available.

Policy C1 of the Mid Sussex Local Plan states:

'Outside built-up area boundaries, the remainder of the plan area is classified as a Countryside Area of Development Restraint where the countryside will be protected for its own sake. Proposals for development in the countryside, particularly that which would extend the built-up area boundaries beyond those shown will be firmly resisted and restricted to:

- (a) proposals reasonably necessary for the purposes of agriculture or forestry;*
- (b) proposals for new uses in rural buildings of a scale consistent with the building's location;*
- (c) in appropriate cases, proposals for the extraction of minerals or the disposal of waste;*
- (d) in appropriate cases, proposals for quiet informal recreation and/or tourism related developments;*
- (e) proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas;*
- (f) proposals for which a specific policy reference is made elsewhere in this Plan; and*
- (g) proposals which significantly contribute to a sense of local identity and regional diversity.'*

SIZE OF DWELLINGS

You told us that the new houses that are built need to address the needs of the community of Horsted Keynes

In particular there are too many larger dwellings built whereas the need is for smaller dwellings for first-time buyers and older 'downsizers'

POLICY H1: DWELLING SIZE

Residential developments must provide a mix of dwelling sizes (market and affordable) that reflect, as a minimum, the following requirements:

- Minimum 1-bed dwellings: 20% of all dwellings
- Minimum 2-bed dwellings: 30% of all dwellings
- Minimum 3-bed dwellings: 30% of all dwellings
- Minimum 4+-bed dwellings: 10% of all dwellings.

AFFORDABLE HOUSING

You told us that growth should ensure it addresses the housing needs of Horsted Keynes

Development is needed to help ensure that young people that have grown up in Horsted Keynes are able to afford to live in Horsted Keynes

We have found there is considerable demand for social rented properties by those unable to buy a property on the open market

New affordable housing should be offered first to those with a local connection to Horsted Keynes

A Housing Needs Assessment is required to support this evidence

POLICY H2: AFFORDABLE HOUSING

The proportion of residential provision that is affordable housing should be in line with the requirement in the Mid Sussex Local Plan.

The type of affordable housing provision should demonstrate, where there is available evidence, that it is capable of addressing local needs.

Applicants for development that will deliver on-site affordable housing are encouraged to propose mechanisms that will maximise the opportunity for those with an established local connection to Horsted Keynes parish to access the new affordable properties.

The location, layout and design of the affordable housing within the scheme should create an inclusive development.

Policy DP28 of the emerging Mid Sussex Local Plan on Affordable Housing states:

'The Council will require the following percentage of affordable housing:

- A minimum of 30% affordable housing provision on all residential development providing a net increase of 4 dwellings and above;*
- On residential developments providing a net increase of 1-3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision will be required, equivalent to providing 30% on-site affordable housing provision;*
- A mix of tenure (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).'*

It should also be noted that national planning guidance was introduced in November 2014 which states that sites of 5 dwellings or less in an Area of Outstanding Natural Beauty (such as Horsted Keynes) will not provide on-site affordable housing and sites of between 6 and 10 dwellings will only make a financial contribution towards affordable housing so there will be no direct provision on site. This will override Policy DP28 on the emerging Mid Sussex Local Plan.

LOCAL GREEN SPACES

You told us that one of the most important and distinctive features of Horsted Keynes is its village green.

National planning policy gives the Neighbourhood Plan the specific opportunity to protect this land from development by designating it as a 'Local Green Space'.

However, we need to demonstrate why the village green is 'demonstrably special' to the community. You need to tell us why it is special to you.

If you are able to tell us, then this would be the proposed policy:

POLICY E1: HORSTED KEYNES VILLAGE GREEN

The village green, as shown on the Proposals Map, is designated as a Local Green Space. Proposals for built development on the village green will not be permitted unless the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of the village green.

PROTECTION OF RECREATION FACILITIES

There are a number of important recreation facilities in Horsted Keynes:

- **Recreation Ground**
 - **Cricket field**
 - **Tennis courts**

They should be protected from development. However, if they were re-developed and they could be re-provided in an alternative location that is equally as accessible, then this should be permitted.

This could result in improved provision of recreation facilities.

POLICY E2: PROTECTION OF RECREATION FACILITIES

Proposals that would result in the loss of all or part of the following recreation facilities will not be permitted unless an alternative and equivalent facility is provided:

- Recreation ground
- Cricket field
- Tennis courts

Alternative allotment provision proposed as part of such proposals will be required to meet the following criteria:

- the scale of the alternative site must be of an equivalent scale to the existing provision; and
- the location of the alternative provision must be generally accessible by foot and within or adjacent to the built-up area of the village.

Do you think that these recreation facilities should be protected?

Do you use these facilities?

Are there other facilities that should be protected in this way? If so, then why?

CONVERSION OF VACANT PREMISES FOR EMPLOYMENT

You told us that it is important the potential loss of the Post Office would be a big blow

National planning policy currently permits the change of use of offices and shops to housing without the need for a planning permission. Despite this, we want to protect our services as much as we can.

We want to encourage new employment to be able to start up in Horsted Keynes and to be able to use available premises, even if they weren't originally used for that purpose

POLICY BE2: CONVERSION OF VACANT PREMISES FOR EMPLOYMENT

Planning applications of the conversion of existing commercial units to alternative uses will be permitted, subject to the following criteria:

- The on-site activities proposed can be demonstrated to provide employment; and
- The activities do not have an unacceptable impact on the amenity of neighbouring residents;
- There is sufficient off-street parking to accommodate workers and visitors.

TELECOMMUNICATIONS

**You told us that improved mobile communications are needed in Horsted Keynes.
In particular this will help people to work from home.**

**This will require the siting of a mobile phone mast at a suitable location in the
parish.**

POLICY BE2: MOBILE PHONE MASTS

Planning applications for the provision of mobile phone masts will be permitted, subject to the following criteria:

- The siting of the mast does not detrimentally impact on the amenity of surrounding users; and
- The mast will demonstrably improve the mobile phone signal for residents of the parish.

Separately, as part of our Call for Land, three possible sites were put forward by the landowners for the siting of a mobile phone mast.

