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Planning and Development ** Management and Training

*** Flood and coastal erosion risk management***

Report to: Horsted Keynes Parish Council

Date: 23 May 2019

Subject: Horsted Keynes Neighbourhood Development Plan: Next steps

UPDATE TO REPORT

Paragraph 23 The list of sites submitted for consideration as part of MSDC's "call for sites" refers to site 780 at Jeffrey's Farm. This site is now divided into two separate sites, which need to be considered separately:

- Site 69 Land at Jeffrey's Farm (north)
- Site 971 Land at Jeffrey's Farm (south)

These are in addition to site 68 (Jeffrey's Farm buildings)

Paragraph 29: Add at end - "Since 2000, there has been a net gain of 27 dwellings across the parish as a result of "windfall development", namely housing development on small unidentified sites as a result of individual planning applications. Of these 27 dwellings, 11 were in one exceptional year (2001). Therefore the typical yield from windfall development is about 1 dwelling per year.

Recent Government guidance indicates that, if a Neighbourhood Development Plan (NDP) provides housing land allocations, it can count windfalls towards any development guideline indicated by the local planning authority provided that there is evidence of a continuing supply of such sites. This will provide some additional flexibility to the NDP, in the event that any housing allocations provide less dwellings than expected, or are delayed. In all circumstances, the yield from windfall development will need to be monitored annually.

I recommend that any suggested housing allocations are not reduced and replaced by dependence on windfall sites which may , or may not, happen.

Paragraph 33: Reference to sites 780 should now be sites 69 and 971.Delete final sentence of this paragraph which is inaccurate in its reference to ownership of land immediately to the north of the existing access road

The references to field systems in this paragraph need to be clarified. Site 69 is a post-medieval field system due to field amalgamations up to the 20th century. Site 971 is a medieval field system

Paragraph 34: Add –“The site is part of a medieval field system, but not now intact due to the insertion of development of the church and housing along Hamsland.

Paragraph 36: Concerns over access and parking could be further managed and mitigated by:

- a traffic assessment submitted with any planning application to show the extent of traffic generation and its impact on the surrounding road network
- a requirement for a Travel Plan to be submitted with a planning application , in order to promote non-car travel to and from the site
- a Construction Environmental Management Plan (CEMP) to be submitted with a planning application to reduce the impact of construction activity , such as lorry delivery routes, working hours on site, wheel washing , dust and noise suppression etc

Paragraph 37: Add- “The site is part of a medieval field system , although affected by insertion of development on Birchgrove Road”

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