

HOUSING REPORT

Introduction:

Horsham District Council has not mandated any residential development for Woodmancote Parish, so there was no urgency in identifying potential sites. However, having decided to proceed with the Neighbourhood Plan in order to influence possible future development, the Steering Group and Focus Group identified a shortage of certain types of housing.

This need was established through questionnaires, surveys, public consultation and interviews with residents. A call for sites initiative was arranged, resulting in nine sites being offered by site owners and their agents.

Acting on advice from AIRS (Action in Rural Sussex), Laura Bourke (Neighbourhood Planning Officer for Horsham District Council), and consultation with neighbouring Parishes, the offered sites were examined for suitability and conformity to policy criteria.

The policy was formed from a list of criteria as follows:

- Environmental impact
- Infrastructure
- Community needs
- Employment/business
- Green corridors/habitat
- Style/character of building
- Access to amenities
- Transport
- Green/brown field sites

There is some overlap in topics that has led to a small amount of repetition. This approach was reinforced by the holistic method adopted by the Steering Group committee and Focus Groups.

Call for sites:**Site assessment process and outcome:**

The site assessment initiative was advertised through the Parish Council's website, noticeboards and local press. The initiative resulted in eight sites being offered with the possibility of two further sites for future development. These two sites have unresolved questions regarding ownership and best use of the site.

An open meeting was arranged for residents where site owners were given an opportunity to put forward proposals for their site and to address questions and comments from parish residents.

Information gained from that meeting enabled the committee to assess the residents' feelings regarding development and to appreciate the full potential of offered sites.

In order to assess suitability, the sites were visited by the Steering Group with owner/agents invited to give on-site information. The Steering Group then applied an assessment system based on that of the Malmesbury Neighbourhood Steering Group (copyright Roger Budgen, John Gundry, Simon Killane, Kim Power and Bob Tallon 2012).

The system was made up from 25 sets of criteria that covered all facets of concern within Woodmancote Parish (see appendix 1). Each site obtained a score in terms of suitability (see appendix 2).

The results of a questionnaire sent to all householders in the Parish formed the core of the system.

Conclusion:

The Horsham District Planning Framework Policy 4 'Settlement Expansion' supports expansion of settlements outside the built-up area boundaries through a NP which is appropriate to scale and identifies local housing/employment need. Such development must be contained within defensible boundaries and where character features are maintained and enhanced.

Whilst this 'call for sites' and site assessment exercise has been undertaken which identified sites, it has not been possible to allocate these due to their failure to conform to Policy 4. This is in line with advice given by Horsham District Council.

APPENDIX 1:

SITE SELECTION

CRITERIA

Woodmancote Parish Council Site Selection Criteria

The following table lists criteria to be considered in the site selection process.

1. Site Access: location (roads, connecting services and waste removal) - to be considered for feasibility of developing the site (Sustainability: Recycling is considered as part of waste collection). CW:5	
a) adjacent to public roads and domestic services i.e. utilities and main drainage system, accessible for waste removal and requiring no additional infrastructure.	c) access greater than 100m to roads and domestic services and for waste removal, requires additional infrastructure to be provided and access issues to be addressed.
b) access within 100m to public roads and domestic services and for waste removal, requiring some additional infrastructure to be provided and access issues to be addressed.	d) access difficult greater than 500m to roads and domestic services and for waste removal, involves property demolition, major excavation and will require major provision of new infrastructure and serious access issues to be addressed.

2. Site Access: viability - to be considered for feasibility of developing the site. CW:5	
a) adequate existing maintained roads	c) new roads need to be built
b) existing road needs upgrading or widening	d) new roads plus extra infrastructure to be built e.g. roundabout, bridge

3. Designation – Site choice to ensure the most efficient & effective use of land and the use of previously developed land and buildings; also to consider feasibility of developing the site and conserve and where possible enhance the landscape and protect sensitive areas. CW:10	
a) brownfield uncontaminated	c) brownfield heavy contamination
b) brownfield some contamination	d) greenfield

4. Topography – site choice to be suitable for building works to ensure the most efficient & effective use of land; to be environmentally sustainable; to avoid the hazard of unstable land. CW:5	
a) ground is mostly level	c) over 15 degree slope/unstable
b) between 5 and 15 degrees of slope	d) requires a great deal of landscaping or levelling

5. Rights of Way – to be considered for feasibility of developing the site CW:2	
a) No rights of way on or accessing the site that are apparent from a visual inspection	c) limited rights of way on or accessing the site require investigation and will involve some legal access issues being addressed
b) potential rights of way on or accessing the site require investigation and may involve legal access issues being addressed	d) major rights of way on or accessing the site require investigation and will involve some legal access issues being addressed

6. Features of site that are unlikely to be re-sited or removed - To be considered for feasibility of developing the site. Pylons and electrical power lines are considered very unlikely to be re-sited or removed. Telephone lines, and telegraph poles, are considered to be more feasible to re-site. Other features to be judged per site. CW: 5	
a) there are no features which have to be resited or removed from the site.	c) there is a feature (or features), which may be feasible to resite or remove from the site after further research.
b) there is a feature (or features), which it is feasible to resite or remove from the site.	d) there is a feature (or features), which is unlikely to be resited or removed from the site.

7. Unneighbourly sites - to be considered for feasibility of developing the site and for promotion of healthy life styles. CW: 5	
a) there are no unneighbourly factors affecting this site.	c) the site is situated less than 100m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise or light, resulting in nuisance or ill effects).
b) the site is situated within 300m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise or light resulting in nuisance or ill effects).	d) the site is situated less than 50m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise or light, resulting in nuisance or ill effects).

8. Flood Risk: ground water saturation and surface water drainage – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding. CW: 10	
a) well drained soil	c) poorly drained soil saturated after any rain

8. Flood Risk: ground water saturation and surface water drainage – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding. **CW: 10**

b) mostly drained soil

d) no drainage of soil

9. Flood risk: fluvial – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding. **CW: 10**

a) no risk

c) flood zone 2 (medium risk between 1000 to 1 & 100 to 1 fluvial)

b) flood zone 1 (low risk 1000 to 1 chance per annum)

d) flood zone 3 (high risk 100 to 1 chance fluvial)

10. Impact upon archaeological sites - site choice should seek to protect, maintain and enhance the historic environment and archaeological assets. **CW: 5**

a) no evidence known of archaeological features, groundworks or deposits

c) some evidence of archaeological features, groundworks or deposits

b) possibility of archaeological features, groundworks or deposits

d) strong evidence of archaeological features, groundworks or deposits

11. Impact upon historic view and setting of rural landscapes – development should be sited within locations that are sympathetic to the rural character and setting of the Parish. **CW: 10**

a) no interruption of rural landscape views

c) moderate interruption of rural landscape views

b) minor interruption of rural landscape views

d) direct interruption of rural landscape views

12. Impact on the historic environment and heritage buildings of Woodmacote Parish and the adjacent area - negative impact to be avoided to preserve historic environment. **CW: 10**

12. Impact on the historic environment and heritage buildings of Woodmacote Parish and the adjacent area - negative impact to be avoided to preserve historic environment. **CW: 10**

a) enhance a conservation area or an historic/ heritage area, or historic/ heritage building(s) with a positive impact, e.g. improve derelict or run down site	c) some impact on a conservation area or on an historic/heritage area or historic/heritage building(s)
b) no impact on a conservation area, nor on an historic/ heritage area, nor on historic/heritage building(s)	d) major impact on a conservation area or on an historic/heritage area or on historic/heritage building(s)

13. Development sprawl – to avoid the loss of the green corridor of land between the settlements of the Parish in order to protect from sprawl. **CW:10**

a) the site adjoins existing development	c) the site does not adjoin existing development and is not adjacent to an existing settlement
b)) the site does not adjoin existing development but is adjacent to an existing settlement	d) the site does not adjoin and is not near a development and stands apart from existing settlements

14.The natural environment: biodiversity and ecology - site choice should ensure protection and enhancement of all ecological and biodiversity features where possible and avoid irreversible losses. **CW:10**

a) very little or no plant life, animal life, bird life or insect life of significance on this site	c) plant life, animal life, bird life or insect life of medium significance on this site
b) some plant life,animal life,bird life or insect life	d) plant life, animal life, bird life or insect life of major or minor significance on this site significance on this site

15. The natural environment: geodiversity - site choice should ensure protection and enhancement of all geological features where possible and avoid irreversible losses. **CW:5**

15. The natural environment: geodiversity - site choice should ensure protection and enhancement of all geological features where possible and avoid irreversible losses. CW:5	
a) no geological, soil conservation interests or mineral deposits in this site	c) geological, soil conservation interests or mineral deposits in this site of medium significance
b) geological, soil conservation interests or mineral in this site of minor significance	d) geological, soil conservation interests or mineral deposits in this site deposits in this site of major significance

16. The natural environment: landscape settings, views and natural features - site choice should ensure protection and enhancement of all biodiversity, geodiversity and landscape features where possible and avoid irreversible losses and should seek to protect and enhance the quality of Woodmancote's rural and urban landscapes plus maintain and strengthen local distinctiveness and sense of place. CW:10	
a) no impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features	c) medium impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features
b) minor impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features	d) major impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features

17. Other natural environment constraints - site choice should ensure protection and enhancement of all biodiversity and geological features where possible and avoid irreversible losses and should seek to protect and enhance the quality of Woodmancote's rural landscapes plus maintain and strengthen local distinctiveness and sense of place. CW:5	
a) there are no environmental constraints affecting this site.	c) medium amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, watermeadows, water courses, meanders, riparian or other features affecting this site.

<p>17. Other natural environment constraints - site choice should ensure protection and enhancement of all biodiversity and geological features where possible and avoid irreversible losses and should seek to protect and enhance the quality of Woodmancote's rural landscapes plus maintain and strengthen local distinctiveness and sense of place. CW:5</p>	
<p>b) small amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, watermeadows, water courses, meanders, riparian or other features affecting this site.</p>	<p>d) large amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, watermeadows, water courses, meanders, riparian or other features affecting this site.</p>

<p>18. Scale of the potential development on the site - site choice should seek to protect and enhance the quality of Woodmancote's rural landscapes plus maintain and strengthen local distinctiveness and sense of place. CW:10</p>	
<p>a) in scale and no impact on surrounding housing, built area or locale</p>	<p>c) medium impact on surrounding housing, built area or locale, due to scale of development</p>
<p>b) small impact on surrounding housing, built area or locale due to scale of development</p>	<p>d) major impact on surrounding housing, built area or locale, due to scale of development</p>

<p>19. Sustainability: public transport, buses - site choices should wherever possible promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport. CW:5</p>	
<p>a) there is an existing bus route with easy access on site.</p>	<p>c) there is an existing bus route within 10 minutes walk.</p>
<p>b) there is an existing bus route within 5 minutes walk.</p>	<p>d) there is an existing bus route more than 10 minutes walk away or there is no bus link available.</p>

<p>20. Sustainability: cycle paths - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport rather than use of private cars. CW:2</p>	
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20. Sustainability: cycle paths - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport rather than use of private cars. **CW:2**

a) there are cycle paths/ roads for cycling accessing the site.	c) there are no cycle paths/ roads for cycling accessing the site, but a new cycle path could be made to meet existing cycle paths/ roads.
b) there are cycle paths/ roads for cycling within 50m of the site.	d) there are no cycle paths/ safe roads for cycling accessing the site and a new cycle path could not be made to meet existing cycle paths/ roads.

21. Sustainability: footpaths - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, in particular Woodmancote site choices should be located close to footpaths, in order to promote sustainability and to reduce car usage and congestion; also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car. **CW:5**

a) there are existing footpaths/ pavements or roads edged for pedestrians accessing the site.	c) no existing footpaths/ pavements or roads edged for pedestrian use but can create a walkway to a road edged for pedestrians use.
b) there are existing footpaths/ pavements or roads edged for pedestrians within 10m of the site.	d) no existing footpaths/ pavements or roads edged for pedestrian use and a walkway to a road edged for pedestrians use cannot be created.

22. Sustainability: access to retail amenities - site choices should wherever possible promote more sustainable transport choices and promote healthy life styles. In particular, site choices should be located within reasonable access to shops and other retail amenities, in order to promote sustainability and to reduce car usage where possible, also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car. **CW:5**

a) the Site is within 5 minutes walking distance of local shops and/ or amenities.	c) the Site is within 20 minutes walking distance of local shops and/ or amenities.
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22. Sustainability: access to retail amenities - site choices should wherever possible promote more sustainable transport choices and promote healthy life styles. In particular, site choices should be located within reasonable access to shops and other retail amenities, in order to promote sustainability and to reduce car usage where possible, also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car. **CW:5**

b) the Site is within 10 minutes walking distance of local shops and/ or amenities.	d) the site is more than 20 minutes from local shops and/ or amenities and it is likely that people will travel by car or bus rather than walk to them.
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23. Local infrastructure: schools - site choice should take into account location of Primary and Secondary schools with available places, site choice should not have a detrimental affect on existing provision or facilities; site location should encourage or promote healthy lifestyles through walking or cycling if possible. **CW:5**

a) there are existing schools with available places on or adjacent to the site	c) there are existing schools with available places within 10 to 20 minutes walk or cycle from the site.
b) there are existing schools with available places within 5 to 10 minutes walk or cycle from the site.	d) there are existing schools with available places within a 30 minute bus or car journey from the site.

24. Local infrastructure: PCCs, health centres and hospitals - site choice should take into account location of PCCs, health centres and hospitals with available places, site choice should not have a detrimental affect on existing provision or facilities that encourage and promote healthy life styles and reduce health inequalities. **CW:5**

a) there are existing Health Care Facilities with available places within 10 minutes walk.	c) there are existing Health Care Facilities with available places within a short bus or car journey of not more than 15 minutes.
b) there are existing Health Care Facilities with available places within 10 to 20 minutes walk.	d) new Health Care provision will be needed.

<p>25. Cultural, religious and recreational facilities: libraries, places of worship, cinemas, sports & community centres, evening classes, play parks and open spaces - site choice must take into account access to cultural, religious and recreational facilities in order to promote equality of access and assist with engagement of local community. CW:2</p>	
<p>a) there are existing cultural, religious and recreational facilities within 10 minutes walk.</p>	<p>c) there are existing cultural, religious and recreational facilities within a 15 minute bus or car journey.</p>
<p>b) there are existing cultural, religious and recreational facilities within 10 to 20 minutes walk.</p>	<p>d) new cultural, religious and recreational facilities will be needed.</p>

(N.B. It may be required that the criteria listed above be amended, deleted or added to).

Analysis Process

In order to compare sites, a (copyrighted) system based on weighted criteria was devised. It permits attributes to be converted to variables by using a points system.

The criteria have been weighted according to their significance. The most significant criteria have a weighting of 10 whereas the least significant have a weighting of 2. (See individual criterion for weighting e.g. **CW: 2**). This weighting has been determined after reference to the Horsham District Council Core Strategy (latest submission), NPPF and various other assessments and evidential works as described in the introduction of Woodmancote's Neighbourhood Plan Housing Report.

The variables are uniformly designated **a) to d)** and have loadings of **1, 2, 5, and 10**, where 10 represents the maximum loading.

Criteria weightings and variables are then multiplied together and compared.

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APPENDIX 2:

**SITE SELECTION
CRITERIA RESULTS**

- 1 - Peacock Paddock
- 2 - Land adjacent to A281 & Blackstone Lane – **this has been removed**
- 3 - Stockmans
- 4 - Land adjacent to Firlands
- 5 - Woodhouse Farm
- 6 - Farm Hill
- 7 - Terrys Cross (opposite Woodmancote Place)
- 8 - Bramlands

Site number (as above)	1	2	3	4	5	6	7	8
Q1	C 25		B 10	C 25	C 25	A 5	B 10	B 10
Q2	C 25		A 5	B 10	A 5	A5	B 10	B 10
Q3	D 100		D 100	A 10	A 10	D 100	D 100	D 100
Q4	A 5		A 5	A 5	A 5	A 5	B 10	A 5
Q5	A 2		B 4	B 4	B 4	A 2	B 4	A 2
Q6	A 5		A 5	A 5	A 5	A 5	A 5	A 5
Q7	A 5		A 5	B 10	A 5	A 5	A 5	A 5
Q8	B 20		B 20					
Q9	B 20		B 20					
Q 10	A 5		A 5	A 5	A 5	A 5	A 5	A 5
Q 11	C 50		B 20	A 10	B 20	A 10	C 50	D 100
Q 12	B 20		C 50	B 20				
Q 13	B 20		B 20	A 10	A 10	B 20	C 50	C 50
Q 14	B 20		C 50	B 20	B 20	C 50	C 50	C 50
Q 15	A 5		A 5	A 5	A 5	A 5	A 5	A 5
Q 16	C 50		B 20	A 10	B 20	B 20	C 50	C 50
Q 17	B 10		B 10	A 5	A 5	A 5	C 25	C 25
Q 18	D 100		B 20	C 50	C 50	A 10	C 50	C 50
Q 19	A 5		D 50	D 50	D 50	A 5	A 5	B 10
Q 20	B 4		A 2	D 20	D 20	B 4	B 4	B 4
Q 21	A 5		D 50	D 50	D 50	D 50	A 5	D 50
Q 22	B 10		D 50	D 50	D 50	D 50	C 25	D 50
Q 23	D 50		D 50					
Q 24	C 25		C 25					
Q 25	C 10		C 10					
TOTAL	596		611	499	509	506	613	731
RANK	4		5	1	3	2	6	7