



**WEST GRINSTEAD
PARISH COUNCIL
PRESENTATION TO PUBLIC MEETINGS**

at

Partridge Green Village Hall

Monday 9 March 2020

and

Dial Post Village Hall

Monday 16 March 2020



West Grinstead Parish Council

- **Background**
- **The key proposals relating to West Grinstead Parish**
- **How to make your views known**



West Grinstead Parish Council

- **Horsham District Planning Framework 2015**
- **Review after 3 years**
- **population growth:**
 - **2011 – 131,100**
 - **2019 – 141,717 (estimate)**
 - **2039 – 159,375 (projected)**
- **largest growth in the over 65's**



West Grinstead Parish Council

- **National Planning Policy Framework (NPPF)**
- **new standard methodology**
- **housing numbers rising in November 2020 from 800 a year to 965**
- **formula based on historic data**
- **housing crisis and need for a ‘step change’**



West Grinstead Parish Council

- **the ‘Duty to Cooperate’**
- **Crawley to the north**
- **Sussex coastal strip (Brighton and Hove, Adur and Worthing) to the south**
- **Crawley’s unmet need (150 of the current 800) likely to rise to 5,925 over next period, equating to 395 a year**



West Grinstead Parish Council

- **the 3 options:**
- **1,000 homes a year – minimum local housing need with 5% buffer**
- **1,200 homes a year – as above but with an additional 200 homes a year towards Crawley’s unmet need and a small contribution to that of the Sussex coastal strip**
- **1,400 homes a year – as above but with an additional 400 homes a year towards the unmet need of Crawley and the Sussex coastal strip**



West Grinstead Parish Council

- **potential sites**
- **9 strategic sites, each offering at least 1,000 new homes, including land west of Ifield (10,000) at one extreme to land at Kingsfold (1,000) at the other**
- **500 secondary sites, each offering less than 1,000 new homes**



West Grinstead Parish Council

- **The Proposals and their affect on West Grinstead Parish**
- **Buck Barn**
- **Mayfield**
- **upgrading Partridge Green to larger village**
- **secondary settlements**
- **potential 200 new homes for PG**
- **employment site allocations**



West Grinstead Parish Council

- **Buck Barn**
- **3,500 new homes**
- **2 new primary schools**
- **1 new secondary school**
- **healthcare centre**
- **shops**
- **35% affordable housing**
- **park and ride**
- **flyover taking A272 over the A24 and doing away with the traffic lights**



West Grinstead Parish Council

- **Buck Barn – the case against**
- **strategic development- focused around key settlement of Horsham**
- **sustainable transport – access to public transport**
- **climate change, air quality and Cowfold**
- **countryside protection**
- **piecemeal improvements to the A24**



West Grinstead Parish Council

- **Mayfield**
- **has moved westward since first proposed**
- **would now offer 7,000 new homes in Henfield, Shermanbury and Woodmancote parishes**
- **might have more direct impact on PG than Buck Barn**



West Grinstead Parish Council

- **upgrading PG to larger village**
- **under the existing settlement hierarchy, there are 5 classifications:**
- **main town – Horsham**
- **small towns/larger villages – Billingshurst, Bramber and Upper Beeding, Broadbridge Heath, Henfield, Pulborough, Southwater, Steyning, Storrington**
- **medium villages – Ashington, Barns Green, Cowfold, Partridge Green, Rudgwick and Bucks Green, Slinfold, Warnham, West Chiltington**
- **smaller villages – Christ’s Hospital, Lower Beeding, Mannings Heath, Rusper, Small Dole, Thakeham**
- **unclassified settlements**



West Grinstead Parish Council

- **under proposed new settlement hierarchy just 2 settlements would be upgraded, PG and Thakeham.**
- **compare PG with other small towns/larger villages in:**
 - **size**
 - **shops**
 - **healthcare**
 - **public transport**
 - **road network**
 - **THIS MUST BE CHALLENGED**



West Grinstead Parish Council

- **Secondary Settlements – other new classification**
- **Adversane, Ashurst, Blackstone, Colgate, Coolham, Crabtree, Dial Post, faygate, Ifield, Kingsfold, Littleworth, Maplehurst, Monks Gate, Nutbourne, Nuthurst, Shermanbury, Shipley**
- **will therefore impact Dial Post and Littleworth**
- **would allow a degree of infill within secondary settlement boundary**



West Grinstead Parish Council

- **potential 200 new homes in PG (in addition to any identified in Neighbourhood Plan)**
- **4 sites identified**
- **land west of Church Road (i.e. land north of The Rosary) (70 units)**
- **land north of The Rise (55)**
- **Dunstans Farm (90)**
- **Dunstans (110 if taken together with Dunstans Farm)**



West Grinstead Parish Council

- **employment site allocations**
- **land south of Star Road**
- **land north and south of Buck Barn Filling Station**
- **challenge notion of land south of Star Road as a standalone site**



West Grinstead Parish Council

- **Making our views known to HDC**
- **either online or by hard copy**
- **online – must first register – are a number of comment boxes- click on one and there are 4 sections:**
- **nature of comment i.e. support, object , observation**
- **summary**
- **comment itself**
- **proposed change**
- **having completed a section, click on ‘Submit Comment’ as no ability to save**



West Grinstead Parish Council

- **hard copy**
- **there are 2 obvious complications**
- **you need a copy of the consultation document (copies are available at public libraries)**
- **HDC would like you to use a prescribed comment form, but you need a separate one to answer each separate question or section**
- **I have done a hard copy myself of the comments I am proposing to make on my own behalf. Copies are available if you think they may help.**