

# Horsted Keynes 20 year strategic Neighbourhood Plan

Building on the Village plan,  
delivering balance with approval

## Localism what does it mean for us?

- Power to stipulate planning required to keep balance in demographic & housing stock.
- Power to re draw curtilage to accept identified expansion.
- Ability to fund infrastructure improvements from Community Infrastructure Levy
- Ability to manage sustainability of local business.

## Why bother?

- We have a well defined village plan already as a start point
- Not having a plan in place after Parish referendum means zero control.
- Not managing populous will leave us sleepwalking into having no facilities – potentially in the very short term.
- We have never been given this control over the Parish structure previously.

## How will it work?

- Crucial; no fait a complis
- 3 separate surveys, each informing the next course of action
- Results communicated after each survey
- 1<sup>st</sup> Local Business' and employment survey
- 2<sup>nd</sup> Housing needs and School survey
- 3<sup>rd</sup> Local facilities funded by results from 2<sup>nd</sup> survey.

## What form will it take?

- Ideally the majority will be electronic.
- Paper versions available and organised as per Village plan.
- Surveys results analysed in turn
- Plan developed and consulted with specialised local groups.
- Amended accordingly and submitted to District for consultation.

## Then what?

- Plan is aggregated with other Parish Neighbourhood plans for convergence into the outline District plan.
- Plan is approved by District and goes to local parish referendum
- 50% of turnout plus 1 person to vote in favour for plan to be adopted.

## What happens if the plan is rejected?

- It does not mean we do not get any development!
- It means we have absolutely no say in it.
- Currently Burgess Hill has the majority of planned development, what if that goes wrong?
- Are we happy to have no post office, shop, a less than viable school and no young influx?

## What are the risks of failure?

- Lack of transparency
- Fait a complis
- Too concentrated development
- Over optimistic expectation from CIL
- Not meeting time frame for delivery of plan
- Overwhelming objection
- Insufficient land supply available

## What are the benefits?

Extrapolating from the Village plan;

- Ensuring sufficient housing of suitable size for existing inhabitants
- Facilities for an ageing population catered for
- Sustainable affordable housing to meet local needs including rented / shared ownership.
- School occupancy maintained.
- Social infrastructure upgraded if required.

## So what happens next?

Tonight we need to identify;

- Area co-ordinators
- Special interest working groups
- Selected specialist skills within the Parish
  
- Timetable frame work to be published
- Message circulated

## What have we done to date?

- Set time frames for development
- Formed Steering committee
- Identified logical curtilage potential
- Met with housing associations and visited local development of recent social housing
- Met with business stakeholders to frame research surveys
- Secured assurance of allotments for Constance Wood Field.
- Met with other leaders of Neighbourhood Planning in Mid Sussex

## What problems have we encountered so far?

- Other Parishes are tackling it differently (i.e. No set format)
- Is the cart being put before the horse?
- Do we have the internal skill set to develop this?
- Can we be inventive enough to make this project a success?

## Cost

- £6000 set aside for administration costs
- Legal issues could be significant
- No increase in 2012/13 precept to produce the plan
- Aiming to ensure no increase to precept results from implementation of the Plan
- Parish “needs” being given priority – any resultant CIL income to balance infrastructure expenditure.
- Environmental audit considerations.

Questions?