

## Site Allocation Document – Site Selection Paper 2 – Methodology for Site Selection

### Changes following Scrutiny Committee for Community, Housing and Planning

12<sup>th</sup> December 2018

As part of the preparation of the Site Allocations Document, on 21<sup>st</sup> November Scrutiny Committee for Community, Housing and Planning considered a report which set out the proposed methodology for the Site Allocation Development Plan Document site selection process.

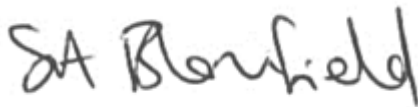
The report recommended that the Scrutiny Committee authorised the Divisional Leader for Planning and the Economy, in consultation with the Cabinet Member for Planning, to make any further necessary minor amendments to the proposed methodology, if required.

As a result of comments made by members of the Scrutiny Committee and work undertaken by planning officers a number of minor changes have been suggested. These changes are set out in the table attached.

The table also sets out changes that were suggested but where no further amendments are made, along with the reason for this.

The table of changes has also been considered at a meeting of the Site Allocations Working Group who endorsed the changes made.

These changes have been agreed by:



Sally Blomfield, Divisional Leader for Planning and the Economy



Councillor Andrew MacNaughton, Cabinet Member for Planning

**Summary of changes to Site Selection Methodology following Scrutiny Committee for Community, Housing and Planning 21<sup>st</sup> November 2018**

Areas of further work suggested by the Committee

Comment	Officer response
How will the National Park impact be picked up	<p>This will be added into criteria 8) Landscape Capacity/suitability as a source of information that will inform the assessment for those sites adjacent to the SDNP boundary, or sites which the SNDP consider will have an impact on setting of the Park.</p> <p>The comments from the SDNP will not have its own category within the criteria.</p>
Why does the train assessment not pick up frequency	<p>In a rural District, it is the access to a train station that is the critical matter. Of the 145 sites assessed at this stage, 25 sites score an 'excellent' or 'good' based on the assessment of proximity to train station and bus service. This demonstrates that significant number of sites under consideration are rated as 'poor' or 'fair'. Adding an additional criteria for number of trains per hour will only serve to move some of the 25 'excellent' or 'good' into the 'poor' or 'fair' category and not really help with distinguishing between sites.</p> <p>Being within walking distance of a train station is a key benefit to a site. Whilst there may be difference between the level of service between stations there are a minimum of 2 trains per hour during peak times on all services in Mid Sussex. If people in villages need to get a bus to get to the station then this increases journey times and bus services do not always link with the train times. This makes journeys by public transport to train stations less sustainable irrespective of the level of service from that station.</p> <p>The District Council/ WSCC can seek financial contributions to secure improved bus services as part of a planning applications, and can therefore can influence the level of service. This is not the case with train services.</p> <p>Therefore it is proposed that no changes to the train criteria are made.</p>

Amendments suggested by officers, as a result of sample testing of the assessment criteria

Criteria	Issues
1) AONB	<p>The criteria for N/A potentially gave a site a 'very positive impact' if it was not in the AONB. The same site could then be given a further 'very positive impact' under criteria 8) Landscape, if it had high potential for development in landscape terms. This means that sites outside AONB were getting a double positive impact, which means sites not being considered on the same number of criteria (as sites within the AONB are not scored on 8) Landscape).</p>

	<p>Therefore it is proposed that sites outside the AONB will not be tested against the AONB criteria so that they do not receive a double rating – this involves removing the ‘N/A’ and ‘Proximity’ categories.</p> <p>This applies to the housing and employment criteria.</p>
4) SSSI/Local Wildlife Sites/ Local Nature Reserves	<p>Amended criteria reflecting Local Wildlife sites to include sites ‘within’ as well as adjacent to Local Wildlife Sites. As previously worded, criteria did not cover sites that included a LWS within its boundaries.</p> <p>This applies to the housing and employment criteria.</p>
5) Heritage Listed Building	<p>Amended criteria relating to listed buildings to refer to proximity of listed buildings, as a listed building may be impacted from development on an adjacent site.</p> <p>This applies to the housing and employment criteria.</p>
6) Heritage Conservation Area	<p>Added an additional criteria to cover sites which are outside a Conservation Area but may have a harmful impact on the setting of a Conservation Area.</p> <p>This applies to the housing and employment criteria.</p>
8) Landscape Capacity	<p>Amended ‘high’ criteria to include sites within the built up area.</p> <p>Removed the ‘red’ rating for the ‘Low’ potential category because this would have the same amount of weight as the high impact/ most sensitive sites in the AONB. The NPPF does not support this approach. Therefore it is proposed that the ‘Low’ category is shaded as pink “negative impact”.</p> <p>Amend the criteria wording to cover all landscape evidence (as opposed to just the LUC study and SHLAA audit) so that any future landscape evidence can be used. Also allows for comments from advisors (such as the High Weald AONB Unit and South Downs National Park Authority) to be taken into account for sites that are not within designated areas but may impact on their setting.</p> <p>This applies to the housing and employment criteria.</p>
9) Trees/ Tree Preservation Orders	<p>Deleted reference ‘for sites not affected by Ancient Woodland’ to cover sites that have other trees/ TPO’s on site in addition to ancient woodland.</p> <p>This applies to the housing and employment criteria.</p>