

NEIGHBOURHOOD PLAN

Briefing Paper

Background

Following the presentation to the Planning Committee on 17 July 2018 by Councillor D'Urso of a report on a SDNPA workshop she attended on 19 June 2018, a discussion was generated about the policies being pursued by South Downs National Park Authority (SDNPA).

In particular, she emphasized that the SDNPA had stressed the need for all the policies to be interlinked and consistent with each other. This, in turn, has developed into a need for a holistic approach to 'community planning' and 'strategy'. A particularly good example of this is the introduction of Whole Estate plans, where there are areas of significant landholdings within the National Park area. This was discussed as a possibility for the Gilbert Estate but it was suggested by me that, as we were looking to a holistic approach for our entire community, we should consider the preparation of a Neighbourhood Plan.

I therefore volunteered to prepare a Briefing Paper for discussion at the Parish Council meeting to be held on 2 August 2018.

Neighbourhood Plans

This topic was previously discussed at the Parish Council meeting on 7 April 2016, following the presentation of a scoping report on Neighbourhood Planning by Councillor Ruth Maxwell. Following these discussions, the idea of preparing a Neighbourhood Plan was dropped.

The main reason for considering preparation of a Neighbourhood Plan was clearly that the Parish Council was mindful of a need to control development and was considering a Neighbourhood Plan as a method to take a positive step in this regard, as opposed to being 'reactive' as we are currently.

Many other communities have taken this narrow view and they have embarked on the preparation of Neighbourhood Plans and at the outset was the reason for them being labelled 'NIMBY Charters'.

Things have moved on since these early days and through bitter experience, in some cases, of failed plans (plans rejected by Examiners) and the natural learning process of anecdotal experience, Neighbourhood Plans have become a more practical tool benefitting Local Communities. In addition, the Local Planning Authorities (LPA's) have realised they are a significant element in their Local Plan (LP) process and they have embraced them and made more resources available to aid their delivery. (Mainly in terms of dedicated staff assisting their delivery rather than financial assistance, although this is more readily available than before.)

It is not only delivery of housing that is important, given that most LP's have a significant need for housing identified as being delivered through the Neighbourhood Plan process, as against Strategic Land allocation. There is also the identification of other issues particular to each particular community (NP designated area) that might not be picked up by the Local Authority. I will expand further on areas to be covered, but generally these include infrastructure, transport, community facilities and economic factors.

I think this is of particular benefit to ED&F because we are in a slightly different position to most, in that the LPA is the SDNPA, but we are within the District Council Authority of Wealden, and have the added issue of dealing with East Sussex CC on highways!

Preparation of a Neighbourhood Plan

While ultimate responsibility for the decision whether or not to prepare a Neighbourhood Plan rests with the PC's in the designated area, the preparation is normally handed over to a Neighbourhood Plan Steering Group.

In the early days, it was a given that this was the PC in all but name. My recent experience has shown that this doesn't work. Some, or most Parish Councillors do not have the time to commit to such a project, which is normally a 2-year timescale and possibly more. The other matter to consider is that it has been shown that opening up the Steering Group enables the identification of people with specific skills that might not be found within the PC and, dare I say, might identify a more diverse group who are happy to be involved in preparing a Neighbourhood Plan but not interested in commitment to joining the PC.

In my personal experience a Steering Group would normally constitute 10-12 members, with say 3-4 Parish Councillors; often the chair is not a Parish Councillor. The Steering Group does have to report to the PC and seek their ultimate authority by resolution. The operation of the Steering Group is a very transparent process with all meetings minuted and those minutes published.

Preparation of a Neighbourhood Plan

The first stage of the process is to notify the SDNPA of a desire to prepare a Neighbourhood Plan and to request a designation order to cover the area selected.

This might, as mentioned at previous meetings, include adjoining areas such as Jevington.

It is then up to the PC to set up a Steering Group and begin to put together some aims and objectives.

A typical list would comprise: -

Housing – quantity, type and location

Local infrastructure – schools and medical services

Transport - roads and traffic measures, footpaths and cycleways

Community – green spaces, activities and amenities

Environment – air quality, noise and cleanliness

Economy – employment and economic structure

We would all have ideas and concerns in connection with all of the above which might include: -

Village Shop

Transport Issues – speed limits, traffic calming, crossings

Public Rights Way enhancements

to name but a few.

Once the aims and objectives are clear and accepted, it is then a matter of collecting information. As Councillor Maxwell stated previously these MUST be based on robust evidence.

This will require conducting a number of surveys, not only canvassing peoples' views, but also collating up to date information on the demographics of the population, with reference to the particular subjects identified as being considered for inclusion in the Neighbourhood Plan.

In particular, a Housing Needs survey will be required and a 'Call for Sites'.

At this stage the PC and Steering Group would benefit from consultants with experience in this field. The consultants would draft and assist in collating/interpreting the questionnaires/surveys.

This exercise removes a lot of the workload but also ensures compliance.

One such consultant is Action in rural Sussex (AIRS) www.ruralsussex.org.uk, who worked on behalf of Thakeham Parish Council in West Sussex; their charge for this was £5,000.

It is likely we would also need consultants to assist with Transport matters with possibly some limited contribution from other consultants.

Bearing this in mind, it is my opinion that a budget of £10,000 might be considered. I note Councillor Maxwell's comments in this regard (c.£6,000 available in grant) but this information may be out of date.

I have not yet been able to make contact with the Neighbourhood Plan Officer at SDNPA and I am not able to comment further on this; I may have some more information on Thursday.

As I mentioned before, the Neighbourhood Plan is supposed to reflect the views of the community and it is during the initial consultation/data gathering process that some surprises may be forthcoming (although I suspect not).

In most cases, the next step is for the Steering Group to create sub-committees to deal with specific topics and they in turn, begin to design 'draft policies' which are presented to the Steering Group (at regular monthly meetings).

An overall 'Draft Plan' begins to evolve culminating in a 'Pre-Submission' plan.

Housing

There will be a very public consultation on 'Housing Needs', a 'Call for Sites' and a subsequent presentation from all parties wishing to promote sites for development at a Public Meeting.

The Steering Group will collect feedback forms from attendees after these presentations, which will assist in their appraisal of the sites (which also have to comply with certain strict criteria to ensure compliance with the National Planning Policy Framework (NPPF) and the Local Plan).

When all this information has been collated into a Pre-Submission Plan, there is usually a further period of Public Consultation which may result in some further changes. The resulting Submission version is then submitted to the SDNPA.

It may be, because of our slightly odd situation with Wealden DC, that it also has to be submitted to them, although SDNPA may check compliance with Wealden DC policies other than planning rendering this unnecessary. (I am waiting for clarification on this.)

Dependant on the views of the SDNPA and the results of the Public Consultation, the Plan is then submitted for Examination. (The Examiner is an independent SDNPA appointed consultant, normally a Planning Consultant and experienced Planning Inspector.)

Provided it passes the Examination, there is a referendum and a straight majority vote ensures it will succeed and be adopted.

I append 3 examples of Neighbourhood Plans in West Sussex.

1. NUTHURST – process commenced October 2013 : plan adopted in August 2015

The process started and finished with a 'NIMBY Strategy' but involvement from Horsham District Council and the Examiner provided a more realistic Plan (Appendix I)

2. THAKEHAM – process commenced September 2013 : plan adopted April 2017

The process was a more realistic and holistic approach. The village is a similar size to ED&F and also has a busy road running through it, albeit not as big as the A259 (Appendix II)

3. COWFOLD – process commenced end of 2017 : (latest questionnaire included)

This process has taken what I consider the ‘up to date’ approach reflecting the fact that it is ‘late to the party’ and has the benefit of hindsight of the examples of others

It appears much more holistic and hopefully will achieve this aim – their “Objectives” on page 3 of the questionnaire would seem to be an example of the ED&F potential objectives (Appendix III)

I also append Councillor Maxwell’s scoping report, which was very thorough but focussed on the Housing (residential development) aspect. (Appendix IV)

I would make the following points to update the report :-

1. Background

1.1 Need

We would inevitably carry out our own Housing Needs Survey – from my experience, most surveys at District level are very out of date

1.2 Sustainability

This has almost as many definitions and interpretations as Brexit – the important one laid down in the NPPF is...

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

2. Neighbourhood/Development Plans

It is now considered “best practice” to incorporate a Village Design Statement within the Neighbourhood Plan itself, rather than have a separate document thus ensuring compliance/consistency

3. Process

Paragraph 3a – this could be interpreted that the PC are effectively in control of its own Development control; this is not the case, it is an evolving process

- i The draft Neighbourhood Plan is a material consideration for SDNPA to measure and consider applications against. It carries more weight as the plan evolves – at Submission stage it would probably override all other considerations unless the Local Plan is already out of date
- ii In the event that a Neighbourhood Plan is adopted, the government now protects it for a period of at least 2 years even if the Local Plan becomes out of date for technical reasons

Paragraph 3d - I agree that an Examiner would be unlikely to accept a plan that prioritised small dwellings, but in my opinion, the allocation of a specific site for dwellings for the elderly would be accepted PROVIDED it was backed up by the requisite evidence in a Housing Needs survey on which the Neighbourhood Plan was based

5. The situation in ED&F

Paragraph 5d - the Neighbourhood Plan, as Councillor Maxwell states, is arduous, but it is crucially important that a Steering Group of sufficient size (larger than the PC) takes on the task - hopefully, with as many Councillors involved as possible but not necessarily all

In fact, the more people outside the PC who are involved, the healthier it becomes and would have greater credence in the community as a whole

Paragraph 5e - Applying for Designation before the SDNPA's Local Plan is adopted does not leave a vacuum, see comments above

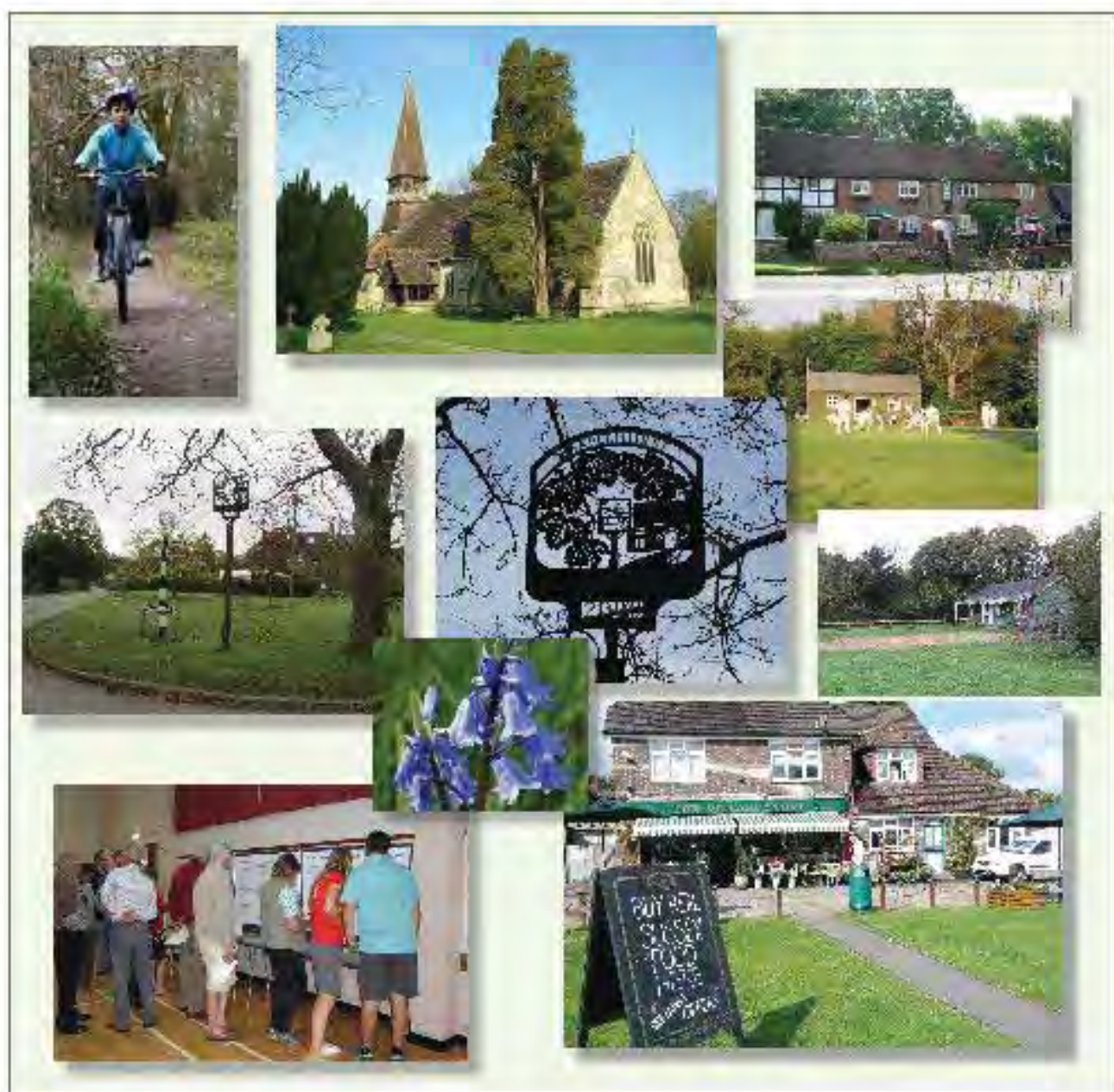
All Wealden's policies are still adopted by SDNPA in the meantime

APPENDIX I

NUTHURST NEIGHBOURHOOD PLAN



Nuthurst Parish Neighbourhood Plan 2015-2031



Published by Nuthurst Parish Council under the Neighbourhood Planning (General) Regulations 2012.

August 2015

Nuthurst Parish Neighbourhood Plan 2015-2031

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Foreword

Dear Residents and Stakeholders,

Welcome to Nuthurst Parish Council's Neighbourhood Plan.

This Plan seizes an opportunity provided by the Localism Act of 2011 for communities such as ours to shape our own future, rather than have others determine our future for us.

The Plan rests fundamentally on what you have told us you value in our Parish and want to protect, and how you would like it to evolve in the future. The Plan therefore seeks to preserve the rural nature of the Parish: its fields, hedges and woods; the glorious views to the South Downs from our many Parish footpaths and bridleways; and the wildlife we are so fortunate to be able to see and enjoy. But the Plan is also positive about the future and reflects how you think we need to attract younger families into the Parish and to give older residents opportunities to remain living locally by downsizing. The Plan therefore encompasses your wishes by proposing small developments spread throughout the Parish, primarily of modest-sized houses.

Producing this Neighbourhood Plan has been a huge, long and at times, challenging task, and on behalf of all the residents and stakeholders of Nuthurst Parish, I would like to thank those who have voluntarily given of their time and interest to create this Plan from scratch. My thanks go to many people: to everyone in the Parish who helped us to write this Plan by filling in questionnaires, attending Open Days, submitting views and responding to formal consultations; to all members of the Focus Groups who in the early days, researched and collected much information about the Parish; to the Steering Group members who have devoted more hours than I can count in order to move the Plan forward, and particularly to the Secretary for his superb organisation. I also thank the Parish Clerk and Councillors, and particularly the Chair for her strong support, our planning consultants in AirS and rCOH and officers in Horsham District Council. Neighbourhood Planning has joined people together in a way not seen before.

This plan will truly shape our own future, letting the Parish evolve whilst at the same time, protecting the fields, woods and wildlife that we all value so much.

Owen Hydes, OBE

Chair, Nuthurst Parish Council's Neighbourhood Plan Steering Group

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1. Introduction

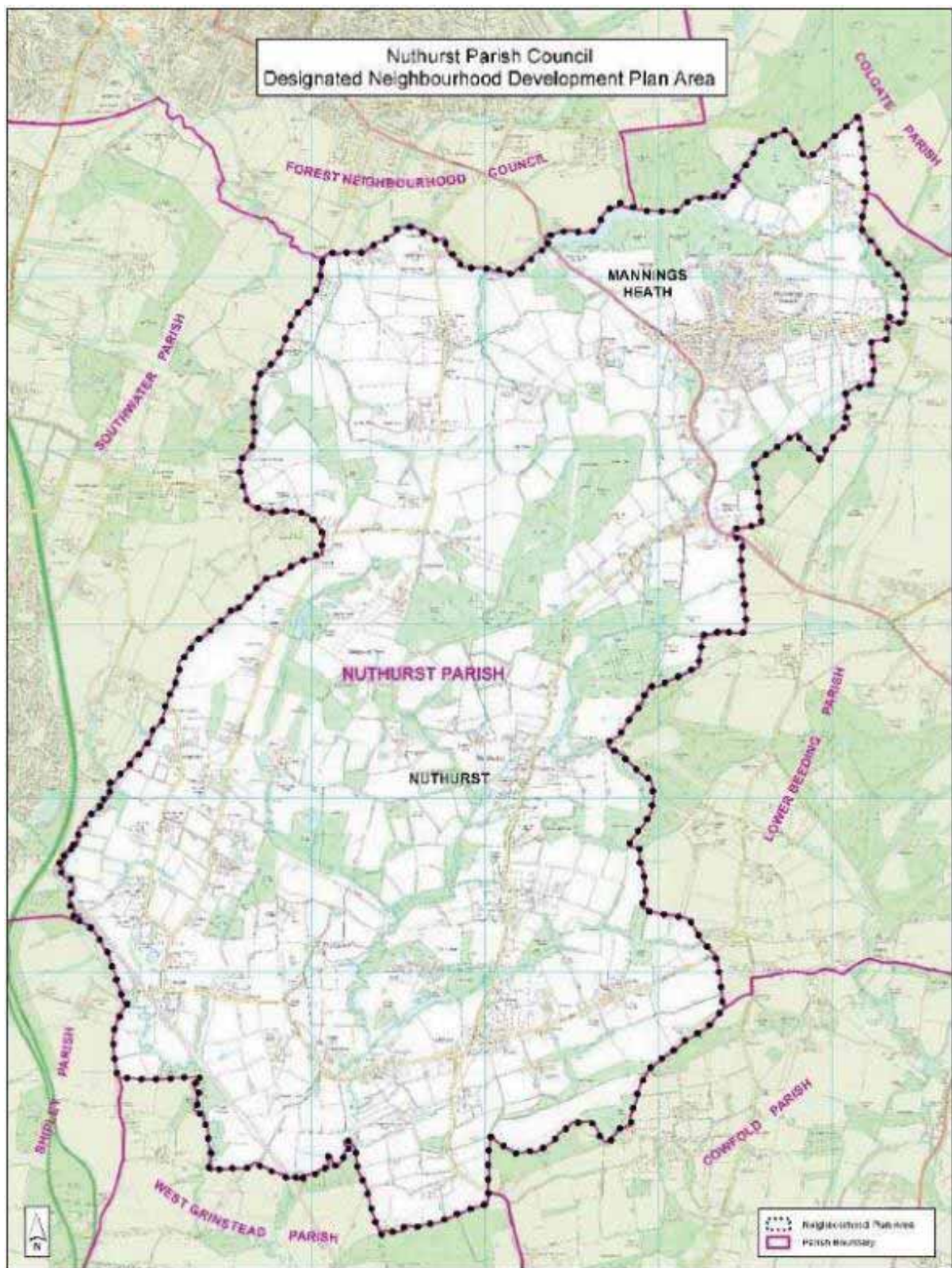
Purpose

1.1 Horsham District Council (HDC), the Local Planning Authority, has designated a Neighbourhood Area for the whole of Nuthurst Parish for the purpose of preparing the Nuthurst Parish Neighbourhood Plan (NPNP). The designation was approved by HDC on 31st of October 2013.

1.2 Plan A shows the Parish boundary in relation to the adjoining parishes in Horsham District – Colgate, Lower Beeding, Cowfold, West Grinstead, Shipley, Southwater and the Forest Neighbourhood Council to the north.

1.3 The NPNP is prepared in accordance with the legal framework provided by the Neighbourhood Planning Regulations 2012, the Localism Act 2011(amending the Town and Country Planning Act 1990 and the Planning & Compulsory Purchase Act 2004), the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.

1.4 The purpose of the NPNP is to set out specific policy proposals.



Plan A: The Designated Nuthurst Parish Neighbourhood Area

Neighbourhood Plans

1.5 The NPNP is amongst the first Neighbourhood Plans prepared in the Horsham District since the 2011 Localism Act. The National Planning Policy Framework states:

“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.” (para. 16)

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.” (para. 183)

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para. 184)

“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (para.185)

Sustainability Appraisal and Strategic Environment Assessment

1.6 HDC required the NPNP to be subject to a Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SA/SEA), under EU Directive 2001/42. This requires that the NPNP assesses the environmental, social and economic effects of its policies and proposals during its preparation against a series of sustainability objectives.

1.7 The Parish consulted on the Scoping Report of the SA/SEA and the draft SA/SEA and a SA/SEA was published alongside its Submission Plan. This shows how the NPNP contributes to the achievement of sustainable development, one of the “basic conditions” of the Act. The plan is in conformity with HDC’s policies in its 2007 Development Plan (Core Strategy 2007, General Development Control Policies Document 2007 and Site Specific Allocations of Land 2007) and with its emerging Planning Framework.

1.8 The NPNP will help to achieve sustainable development by ensuring that its

development policies and proposals will meet the needs and wishes of people living and working in the Parish, while at the same time helping to ensure that any adverse environmental impact is limited. Alternative options for the policies have been compared and evaluated.

The Plan Preparation Process

1.9 The process for preparing the NPNP comprised five main stages:

- State of the Parish Report – the report of April 2014 summarising all the evidence on which the NPNP is based
- Pre-Submission NPNP – this document comprising the vision, objectives, policies and the proposals maps for a statutory six week public consultation period
- Submission NPNP – a document taking into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the Local Planning Authority, together with the Basic Conditions and Consultation Statements
- Independent examination of the Submission NP and the representations on it received by HDC
- Final NPNP – taking into account the Independent Examiner's recommendations and which is put to local referendum.

Consultation

1.10 The Parish Council has consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been Focus Groups, community surveys and numerous 'Open Days' to obtain the fullest view of local community concerns, needs and wants from the NPNP. A full Consultation Statement has been published in accordance with Regulation 15 of the Regulations. This Statement provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the NPNP.

State of the Parish

An Introduction to the Parish of Nuthurst

2.1 Nuthurst Parish is located in the central eastern portion of Horsham District in West Sussex. Its northern boundary is some 2 miles south of Horsham and its southern boundary some 6 miles south. The main north-south A24 road which runs north to Horsham and south to Worthing is on average about a mile from the Parish's western boundary. The Parish contains the settlements of Copsale, Mannings Heath, Maplehurst, Monks Gate, Nuthurst and Sedgwick. The Parish covers some 1,700 hectares and is essentially rural in character with 13 active farms.

2.2 The nearby town of Horsham provides a direct rail link to both London Victoria and London Bridge as well as Bognor Regis, Portsmouth and Southampton. Trains also run via Crawley on the main London-Brighton train line as well as north-west towards Dorking with connections to Guildford. These trains provide services for commuters and Horsham serves as a centre for more significant amenities and services (such as the hospital) than those found in the parish.

2.3 Services in the parish are very limited and reflect the small size of the population. They consist of a Church of England Primary school, three public houses, two parish churches, two village halls, one shop and one garage/shop. There is no doctor's or dentist's surgery, no post office, no secondary school and infrequent bus services.

Selected Parish Statistics

2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. It must be noted that the results from the different sources might not always correlate, and that information was gathered at different dates.

Demographics

2.5 The usual resident population of the parish is 1,777 people (848 male, 929 female). Of these:

- 301 People aged 15 and under (16.9% of parish population compared to 18.7% across the District and 19% across England)
- 1,048 People aged 16 to 64 (59.0% of parish population compared to 61.9% across the District and 65% across England)
- 428 People aged 65 and over (24.1% of parish population compared to 19.4% across the District and 16% across England)

Economic status of residents (based on ONS defined categories)

2.6 Of the 1,777 usual residents of the parish, 1,295 were aged between 16 and 74.

- 881 (68.0%) of whom were economically active:
 - o 452 were employed full-time (51.3% compared to 40.3% across District)
 - o 172 were employed part-time (19.5% compared to 14.8% across District)
 - o 209 were self-employed (23.7% compared to 12.9% across District)

- o 24 were unemployed (2.7% compared to 2.7% across District)
- o 24 were full-time students (2.7% compared to 2.7% across District)
- 414 (32.0%) of whom were economically inactive:
 - o 286 were retired (69.1% compared to 15.5% across District)
 - o 37 were students (8.9% compared to 3.5% across District)
 - o 54 were looking after home or family (13.0% compared to 4.2% across District)
 - o 22 were long-term sick or disabled (5.3% compared to 2.2% across District)
 - o 15 were classified as other (3.6% compared to 1.3% across District)

Occupations

- 2.7 Of the 833 residents in the parish in employment and aged between 16 and 74:
- o 160 were managers, directors and senior officials (18.8% compared to 14.1% across the District).
 - o 210 were in professional occupations (24.6% compared to 19.1% across the District).
 - o 148 were in associate professional and technical occupations (17.4% compared to 14.8% across the District).
 - o 92 were in administrative and secretarial occupations (10.8% compared to 11.8% across the District).
 - o 78 were in skilled trades occupations (9.1% compared to 11.1% across the District).
 - o 62 were in caring, leisure and other service occupations (7.3% compared to 9.7% across the District).
 - o 36 were in sales and customer service occupations (4.2% compared to 6.9% across the District).
 - o 22 were process, plant and machine operatives (2.6% compared to 4.3% across the District).
 - o 45 were in elementary occupations (5.3% compared to 8.1% across the District).

Qualifications & Skills

- 2.8 Of the 1,476 usual residents in the parish aged 16 and over:
- o 179 possessed no qualifications (12.1% compared to 16.3% across the District).
 - o 612 possessed Level 4 and above qualifications (41.5% compared to 32.6% across the District).

Housing

- 2.9 There are 744 households located within the Parish, of which:
- 370 were owner-occupied households, owned outright (49.7% compared to 37.3% across the District)
 - 264 were owned with a mortgage or loan (35.5% compared to 37.2% across the District).
 - 3 were shared ownership (0.4% compared to 0.7% across the District).
 - 4 were social rented from council¹ (0.5% compared to 1.2% across the District).
 - 40 were social rented other (5.4% compared to 10.3% across the District).

¹ Note: HDC does not own any housing stock in the Parish, so respondents to the survey were mistaken

- 47 were privately rented – by landlord or letting agency (6.3% compared to 11.8% across the District).
- 16 were living rent free (2.2% compared to 1.5% across the District).
- 535 households were living in detached housing (71.9% compared to 38.8% across the District)
- 141 households were living in semi-detached housing (19.0% compared to 26.8% across the District)
- 46 households were living in terraced housing (6.2% compared to 17.1% across the District)
- 17 households were living in flats/apartments (2.3% compared to 16.6% across the District)
- 3 households were living in caravans or other mobile or temporary structures (0.4% compared to 0.7% across the District)
- 2 households were living in unshared accommodation (0.3% compared to 0.1% across the District)

2.10 The Housing and Development Focus Group used local knowledge and published sources to make a survey of the numbers of each type of dwelling created in the past 30 years, whether by conversion of non-residential buildings, replacement of an existing residence or by new construction. A comparison was also made of the growth rate in number of dwellings in each community during the 30 year period with an overall net gain of 151 units or an average of 5 units p/a. This is shown in Table A with a breakdown by location for Mannings Heath, the largest community in the Parish, shown in Table B. The Group also calculated the approximate density of housing for each settlement and this is shown in Table C.

Nuthurst Parish: survey of dwellings built since 1983

Location	Dwelling Type					Development Type					
	Detached	Semi det	Bungalow	Other	"Infill"	1-5 Units	6 + Units	Replaces	Net Gain	Net Gain %	Conversion
Mannings Heath	101	7	7	2	3	32	82	8	108	34%	2
Maplehurst	8	2	1		3	8		2	9	10%	5
Nuthurst	3				2	1			3	5%	1
Monks Gate	6				2	4		1	5	11%	1
Copsale	7		6			13		1	12	22%	9
Sedgwick/Kerves	10	2	2			14			14	29%	10
Totals	135	11	16	2	10	72	82	12	151	25%	28

"Infill" as defined in SHLAA and 28 barn conversions included

TABLE A: Dwellings built since 1983 – Nuthurst Parish

Table A: Dwellings built since 1983 - Nuthurst Parish²

H&D Focus Group Report v0.8

Location	Dwelling					Development					Comments
	Detached	Semi det	Bungalow	Other	"Infill"	1-5 units	6+ Units	Replaces	Net Gain	Conversion	
Swallowfield Farm	1					1			1	1	On BUAB
Church Road	3				3				3		
Goldings Hill	3					3		1	2	1	
Goldings Lane	1					1			1		
A281 adj Elite	1					1		1			
A281 Elite				1		1			1		Fiat over garage
Pound Lane	6	1	1			8		1	7		
Whytings	30						30	1	29		
Ryecroft Meadow	3		2			5			5		Part of "Whytings"
The Birches	3		2			5		2	3		
Woodlands Walk	16	6					22		22		BUAB alteration
Winterpit Lane	3					3			3		On BUAB
Winterpit Close	12						12		12		
Little Mannings	3					3			3		
The Quarries	9						9	1	8		BUAB extnd into AONB
Forest Close	4					4			4		outside BUAB
Greens Lane	3		2			5		1	4		Fullers, now Club Ho
Totals MH	101	7	7	1	3	40	73	8	108	2	

Table B: Dwellings built since 1983 Mannings Heath

² Note: Forest Close should read Forest Park and BUAB does not extend into AONB

Community	Area ha	Dwellings	Dwellings/ha
Maplehurst	32.0498	95	2.96
Nuthurst	31.1403	59	1.89
Sedgwick	45.4687	63	1.39
Monks Gate	18.9967	50	2.63
Copsale	62.3775	67	1.07
MH	61.5429	428	6.95
TOTAL	251.6	762	3.03

Table C: Approximate Housing Density per Settlement

Transport

2.11 Of the 744 households:

- 51 households had no car or van (6.9% compared to 11.8% across District and 25.8% across England)
- 493 households had 2 or more cars or vans (66.3% compared to 48.6% across the District and 32.1% across England)

Health

2.12 The 1,777 usual residents of the Parish were classified as having the following health status:

- o 948 were in very good health (53.3% compared to 50.7% across the District)
- o 581 were in good health (32.7% compared to 34.9% across the District)
- o 185 were in fair health (10.4% compared to 11.1% across the District)
- o 54 were in bad health (3.0% compared to 2.7% across the District)
- o 9 were in very bad health (0.5% compared to 0.8% across the District)

Biodiversity

2.13 Here are the findings concerning the biodiversity in the parish:

- No Sites of Special Scientific Interest exist within the Parish.
- A small part of the Parish to the northwest, northern and northeast of the built up area boundary of Mannings Heath lies in the High Weald Area of Outstanding Natural Beauty.
- No Local Nature Reserves exist within the Parish.
- The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:
 - o Underdetermined Grassland Priority Habitat – around Sedgwick Park; along the south western border of the Parish adjacent to Copsale.
 - o Traditional Orchard Priority Habitat – Whytings Farm in the N of the Parish, to the NW of Bulls Farm in the NW of the Parish, Shuckers Farm near Copsale, 8 areas around Maplehurst and Gaveston Hall.
- Multiple areas of Ancient and Semi-Natural Woodland, particularly in the southern portion of the Parish.
- A large area associated with the National Inventory of Woodland and Trees in the centre of the Parish containing some areas of replanted Ancient Woodland.
- Lots of areas of Deciduous Woodland Habitat spread in pockets across the Parish.

- Elements of the Parish are part of the English Woodland Grant Scheme, focused to the east of Nuthurst, the north of Mannings Heath, to the west of Sedgwick Home Farm and to the north of Gaveston Hall.
- Elements of the Parish are part of the Entry Level Stewardship Scheme (to the East and to the West of Nuthurst; to the south of Shuckers Farm; to the West and North of Sedgwick Castle) and the Entry Level plus Higher Level Stewardship Scheme (to the West of Sedgwick Castle).

Heritage

2.14 There are no Grade I listed buildings and structures in the Parish of Nuthurst, however there are 40 Grade II listed buildings and structures.

Community Views

2.15 Since the launch of the NPNP, the Parish Council has established a number of Focus Groups, a specific Neighbourhood Plan website (nuthurstplan.wordpress.com) and arranged drop-in sessions for the community to learn more about the NPNP and to express their opinions on the future of the parish.

2.16 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the NPNP. A summary of the discussions and conclusions of each group is set out below.

2.17 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the NPNP to address, given there is likely to be a direct influence of land use planning and development decisions.

Strengths

2.18 The Parish is peaceful, and has a rural character with abundant wildlife and within reasonable reach of modern amenities. It has a very strong community spirit with a desire to work together for a better future for all residents. The general consensus is that new development should be in keeping with the locality and reflect parishioners' housing needs. The parish has beautiful countryside with lots of woodland and a farming community which should be protected if economically possible.

Weaknesses

2.19 In terms of infrastructure, there is no mains sewerage in the rural parts of the Parish and, according to Southern Water, the sewerage system in Mannings Heath is already inadequate. There is no main gas anywhere in the Parish. Broadband speeds are poor in all rural areas and in parts of Mannings Heath. Mobile phone reception is also poor. These issues present a significant challenge to local businesses

and reduce the ability for residents to work from home and access key government, health and commercial services.

2.20 Public transport is poor in all rural areas. Mannings Heath and Monks Gate have a bus service but the operational hours are limited. The condition of many rural roads is poor, and speeds and traffic volumes are often excessive, particularly on “cut through” routes. Further weaknesses include very limited job opportunities in the Parish resulting in the need to commute to London and elsewhere.

Opportunities for the NPNP

2.21 The NPNP gives the Parish the opportunity to protect the existing built up area and settlement boundaries and the existing Area of Outstanding Natural Beauty from development. The NPNP can also provide the housing needed by the local population, particularly lower cost accommodation for younger and older residents, and also ensure that design is in keeping with the locality. In addition, the plan promotes the preservation of key amenities such as pubs, shops and clubs and seeks to extend current facilities for all residents, particularly for the young.

Challenges for the NPNP

2.22 Development should accord with the needs of current residents. The NPNP needs to prevent development from damaging the rural nature of the Parish. Inappropriate development could exceed the capacity of transport, utility services, communications and education infrastructure and increase the risk of flooding in some parts of the Parish. There are insufficient brownfield and infill sites to meet housing needs and differing views on the choice and acceptability of sites which has had to be managed. Further challenges are loss of some wildlife habitats and wildlife corridors and there may be an emerging threat of increased noise, air and light pollution from the proposed Gatwick airport expansion, flight re-routing and other major new developments in the area.

3. Planning Policy Context

3.1 The Parish is part of the Horsham District and West Sussex County. Each of these administrations has policies and proposals that have a significant influence over the strategy and detailed content of the NPNP.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and Neighbourhood Plans. The NPNP must demonstrate that it is consistent with the provisions of the NPPF.

3.3 At the time of the preparation of the NPNP, the development plan for Horsham District comprises the Core Strategy 2007, General Development Control Policies Document 2007 and the Site Specific Allocations of Land 2007. The Horsham District Planning Framework (HDPF) is expected to replace many of these policies but this is unlikely to be complete by the time of the referendum for the NPNP. In which case, the NPNP seeks to be in general conformity with the strategic policies of the 2007 Core Strategy.

3.4 However, as the HDPF is expected to be adopted in the near future, the NPNP must anticipate its strategic policy framework. In which case, it is helpful to summarise the key strategic content of the HDPF. The plan acknowledges the important, complementary role of neighbourhood plans in forming the development plan for the District. It states that “many local needs and objectives will be identified and met through neighbourhood plans and this will include the identification of locally specific issues and requirements (including) the allocation of sites ...” (para 2.11, p7).

4. Vision, Objectives & Land Use Planning Policies

Vision

4.1 The vision for Nuthurst Parish is:

“Our Neighbourhood Plan aims to bring vibrancy into our Parish by encouraging young families to move in. It also allows older residents to downsize, maintain their social links and use their time and experience to enrich the fabric of our whole community.

Above all our Neighbourhood Plan will respect and preserve the heritage of the past and the largely rural nature of our Parish. It values our fields, woodlands, farms, footpaths and treasured wildlife and it aims to keep our Parish a peaceful and pleasant place to live in. Small developments of mainly lower cost housing will fit into this vision and not detract from all that we value.

Our Neighbourhood Plan looks to the future by encouraging proposals to enhance telecommunications and broadband, thereby encouraging more home working. It also aims to reduce our carbon footprint by promoting cycling and better road safety.

We strive towards a bright future for our Parish, making it a place we can be proud of. “

Objectives & Measures

4.2 To achieve this vision a number of key objectives have been identified, these are:

Housing

- To provide a mix of dwelling types including particularly smaller dwellings for young families and starter homes for younger people.
- To provide some affordable homes for people with an existing and proven local connection.
- To provide these dwellings in small developments spread throughout the Parish.
- To locate new housing in and adjoining the main settlements of the parish

Environment

- To safeguard the High Weald AONB, the conservation area in the settlement of Nuthurst and the listed heritage buildings of the Parish.
- To maintain and protect the rural character of the Parish and its landscape features such as the farmlands, woodlands, hedges, ponds etc.
- To maintain, protect and enhance local green spaces.
- To maintain, protect and enhance biodiversity and wildlife havens/corridors.
- To maintain, protect and enhance public footpaths and bridleways.

Economy

- To support local businesses and home working by supporting improved broadband services.

Community Services

- To protect the community assets of the Parish, such as the school, shops, public houses, village halls, etc.

Transport

- To encourage safe walking, cycling and horse riding
- To encourage improved vehicular safety by traffic control measures and better road layouts.

4.3 The SA/SEA of the NPNP has assessed its objectives to be compatible with the principles of sustainable development (see the separate SA report incorporating a SEA published alongside the NPNP). There are some strong, positive impacts in respect of providing for new homes to meet local need and of protecting the landscape and community services of the parish. The SA/SEA identified no likely negative effects of the NPNP pursuing these objectives.

Land Use Policies

4.4 The NPNP contains a series of land use policies, the successful delivery of which during the plan period will help achieve the community's vision for the parish.

4.5 It is not the purpose of the NPNP to contain all land use and development planning policy relating to the parish. Rather, it contains a series of policies that will be applied by HDC, as the Local Planning Authority, alongside the relevant policies of HDC's Planning Framework and of the National Planning Policy Framework to determine planning applications. The silence of the NPNP on a policy matter does not therefore mean that the matter is not important in the parish but that the local community is satisfied that it will be addressed by other development plan policy.

4.6 Each policy is numbered and there is a short explanation of the policy intent and its justification, together with an explanation of any assumptions or definition of terms. The evidence documentation is available either directly or via a link on the Parish Council's website.

Policy 1: A Spatial Plan

Development proposals within the Built-Up Area Boundary of Mannings Heath, as defined on the Policies Map, will be permitted, provided they accord with the other provisions of the NPNP and HDC's adopted Development Plan.

In addition to the sites allocated for residential development in policies 2-9 inclusive of this plan very small scale infill development within the confines of Maplehurst, Monks Gate and Nuthurst will be permitted provided that these accord with the other provisions of the NPNP and the HDC's adopted Development Plan. Otherwise, development proposals will be required to conform to development plan policies in respect of the control of development in the countryside.

Development proposals will be expected to conform to the affordable housing policies of HDC's adopted Development Plan.

4.7 This policy establishes the key spatial priority for the NPNP. It sets the strategic direction for all its other policies by steering new development into four of the established settlements in the parish and by continuing to exert strong control over development proposals elsewhere in the countryside of the parish.

4.8 The effect of the policy is to confine housing and other development proposals to within the Built-Up Area Boundary of Mannings Heath and the confines of Maplehurst, Monks Gate and Nuthurst, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Mannings Heath (as a 'Category 2 Settlement'), and its defined Built-Up Area Boundary, were established by Policy CP5 and by the Proposals Map of the 2007 Horsham Core Strategy. The remaining, smaller settlements in the parish do not appear in the defined hierarchy and do not have defined boundaries on the Proposals Map.

4.9 The policy is also consistent with Policy 2 of the HDPF in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. It is noted that Policy 3 of the HDPF establishes a new settlement hierarchy. It defines Mannings Heath as a smaller village and maintains its Built-Up Area Boundary. Again, the remaining settlements in the parish are described as 'unclassified settlements', with no defined boundaries. Policy CP8 of the Core Strategy (and policy 4 of the HDPF) allows for the expansion of settlements outside defined built up area boundaries, so long as the proposals meet local needs and assist in the gradual evolution of these communities.

4.10 This NPNP policy is entirely consistent with these strategic policies in the Core Strategy and the HDPF. Its proposed housing allocations are all either adjoining the defined Mannings Heath boundary or within the confines of three other settlements – Maplehurst, Monks Gate and Nuthurst. The small scale of each allocation and the development principles included in each policy will ensure that the housing schemes will be appropriate to each settlement type. Where allocations are sited on larger green fields without existing defensible boundaries, the policies require the establishment of such boundaries as part of the scheme layout and landscape proposals.

4.11 To accommodate these proposals, this policy modifies the Built-Up Area Boundary of Mannings Heath in three places and the relevant HDPF policies promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply. Though Maplehurst, Monks Gate and Nuthurst have established communities, these are very small with either no or very limited community and public services. These are therefore suitable locations for some housing growth but this will be primarily through the allocations of the NPNP and not from ongoing infill development within their confines.

4.12 In overall terms, the indicative total number of houses specifically provided for in the NPNP is approximately 50 over the plan period. This quantum of development is considered to strike the right balance between meeting local housing need (and contributing to the HDPF housing supply strategy once finalised in due course) on the one hand and reflecting the relative geographical isolation, environmental constraints and small settlements of the Parish on the other. As the policy allows for sustainable development proposals in the form of windfall and other sites within the Built-Up Area Boundary of Mannings Heath and the confines of Maplehurst, Monks Gate and Nuthurst, the total number of dwellings consented over the plan period will be greater than the numbers resulting from the allocations of the NPNP.

4.13 The SA report (incorporating SEA) assesses this policy has having positive and neutral likely effects in achieving sustainable development in the Parish. There are positive effects in terms of providing for new housing but also in maintaining the character of the countryside in the parish and its historic buildings. Its spatial strategy of only allowing for modest development adjoining existing settlement boundaries, and for avoiding development in the High Weald AONB all together, performs significantly better than the alternatives that either provide for too few new homes or provide for isolated brownfield development in the countryside.

Policy 2: Land at Swallowfield Nursery, Mannings Heath

The residential development of 0.6 Ha of land at Swallowfield Nursery, Church Road, Mannings Heath, as shown on the Policies Map, will be permitted provided that:

- i. the scheme comprises primarily 2/3 bedroom semi-detached houses or bungalows;***
- ii. access is by way of the lane between Church Road to Windyridge. The transport assessment of the scheme has full regard to ensuring the safety of the nearby junction of the A281 with Church Road and includes the provision of visibility splays at the junction to ensure safe egress for vehicles; the widening of the lane to allow for safe shared use by vehicles and pedestrians; and the provision of passing bays, sufficient to avoid the need for vehicles to reverse into Church Road;***
- iii. the scheme layout and landscape proposals retains the trees and bushes on the boundaries with the access lane, with the adjacent Swallowfield House and with the lane leading to Swallowfield House, to provide a screen and to reduce noise from the nearby A281 road; protects any wildlife and biodiversity interests on the site; retains and renovates the pond in the corner of the site to provide a feature for the development; and retains appropriate mature trees close to the pond and elsewhere on the site;***
- iv. the scheme pays due regard to the proximity of the undesignated heritage asset of Swallowfield House and its parkland setting; and***
- v. the transport assessment of the scheme has full regard to extending the existing pavement on Church Road to the entrance to the development.***

4.14 This policy allocates land of 0.69 Ha adjoining the edge of Mannings Heath for a housing scheme that may comprise of four to seven dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.15 Given the character of the nearby residential area, the site is best suited to semi-detached houses (of no more than two storeys) and bungalows, rather than larger detached houses, although the policy allows for some of the latter type. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site and that full regard is paid to addressing the need for road and pavement improvement works as a result of the development of this site.

4.16 The SA/SEA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the Parish. Its key development principles mitigate any negative effects on landscape character, biodiversity and access.

Policy 3: Land at Holly Farm, Mannings Heath

The residential development of 0.3 Ha of land at Holly Farm, Winterpit Lane, Mannings Heath, as shown on the Policies Map as lying within the Built-Up Area Boundary, will be permitted provided that:

- i. built development is limited to the area comprising the derelict barns and shrubs and does not extend beyond the rear building line of the adjacent property to the east;***
- ii. the scheme comprises primarily 2 and 3 bedroom semi-detached or detached houses;***
- iii. access is made to the scheme from one point only on to Winterpit Lane; and***
- iv. the scheme layout and landscape proposals retain the screen of trees and bushes fronting Winterpit Lane and those on the east and west boundaries.***

4.17 This policy allocates land within the existing complex of buildings at Holly Farm adjoining the edge of Mannings Heath for a housing scheme that may comprise up to five dwellings. The area for building development is restricted to within the defined BUAB which does not extend beyond the rear building line of the adjacent property to the east, although the land to the south of the defined BUAB within the red line boundary on the Policies Map may form garden or paddock associated with the development. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.18 Given the character of the nearby residential area, the site is best suited to smaller semi-detached and detached houses (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.19 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

Policy 4: Land opposite Dun Horse Public House, Mannings Heath

Residential development of 0.37 Ha of land opposite the Dun Horse Public House, Brighton Road, Mannings Heath, as shown on the Policies Map, will be permitted provided that:

- I. the scheme comprises primarily maisonettes, 2 bedroom semi- detached and/or terraced houses;***
- II. access is made to the scheme from a single access point to the A281 at the safest point as advised by the highway authority;***
- III. the scheme layout and landscape proposals retain the screen of trees and bushes on the boundaries with neighbouring properties; and***
- IV. the transport assessment of the scheme has full regard to ensuring the safety of the access to the A281.***

4.20 This policy allocates land of 0.37 Ha adjoining the existing line of buildings along the western side of the A281 Brighton Road on the edge of Mannings Heath for a housing scheme that may comprise eight to ten dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.21 Given the character of the nearby residential area, the site is best suited to maisonettes, smaller semi-detached and terraced houses (of no more than two storeys), rather than larger detached houses, although the policy allows for some of the latter type. The remaining development principles will ensure that access, design, landscape and layout proposals will be suited to the site and that full regard is paid to addressing the need for road and pavement improvement works and the parking/safety issues at the triangle outside the pub on Pound Lane at the junction with the A281. The development principles need to be addressed as a result of the development of this site.

4.22 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on access.

Policy 5: Land at Great Ventors Farm, Monks Gate

The residential development of 1.2 Ha of land at Great Ventors Farm, Nuthurst Road, Monks Gate, as shown on the Policies Map, will be permitted provided that:

- i. the scheme comprises a mix of 1 to 4 bedroom houses;***
- ii. the scheme comprises a layout which is sympathetic to nearby houses and establishes a clear and defensible boundary along the southern edge of the site;***
- iii. access is made to the scheme from Nuthurst Road at the safest point as advised by West Sussex County Council;***
- iv. the scheme layout and landscape proposals retain the screen of trees and bushes on the boundary with Nuthurst Road (allowing for the access road), provide a screen for the four properties on the A281 and provide for the protection of the pond and surrounding area as a nature reserve;***
- v. the scheme makes satisfactory provision for managing sewage treatment; and***
- vi. the scheme make satisfactory provision in its flood risk assessment for mitigating any localised flooding arising from drainage from the field.***

4.23 This policy allocates land adjoining the edge of Monks Gate for a housing scheme that may comprise nine to twelve dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy. Importantly, given there is no current defensible southern boundary to the field, the policy requires such a boundary is established by a housing scheme.

4.24 Given the character of the nearby residential area, the site is best suited to a mix of houses (of no more than two storeys), rather than larger detached houses, although the policy allows for some of the latter type; and the development should not have any street lighting. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site. For example, it is known that there is a right of access at the western edge of the site to the land to the south of the site and this would also provide a wildlife corridor. It also requires full regard is paid to managing utilities needs and flood risk works as a result of the development of this site.

4.25 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

Policy 6: Land at Saxtons Farm, Monks Gate

The residential development of 0.375 Ha of land at Saxtons Farm, Nuthurst Road, Monks Gate as shown on the Policies Map, will be permitted provided that:

- i. the scheme comprises an even mix of 2, 3 and 4 bedroom houses or bungalows;***
- ii. access is made to the scheme from Nuthurst Road at the safest point as advised by West Sussex County Council;***
- iii. the scheme layout and landscape scheme retains the screen of trees and bushes on the boundaries;***
- iv. surface water systems are designed to minimise water run-off to the public highway; and***
- v. the scheme makes satisfactory provision for managing sewage treatment.***

4.26 This policy allocates land adjoining the edge of Monks Gate for a housing scheme that may comprise six dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.27 Given the character of the nearby residential area, the site is best suited to a range of houses (of no more than two storeys) and the development should not have any street lighting. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site. It also requires that full regard is paid to managing the need for sewage treatment and flood risk works as a result of the development of this site.

4.28 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

Policy 7: Land at Micklepage Leigh, Nuthurst

The residential development of 0.3 Ha of land at Micklepage Leigh, Nuthurst Street, Nuthurst, as shown on the Policies Map, will be permitted provided that:

- i. the scheme comprises primarily 2 and 3 bedroom houses or bungalows;***
- ii. access is made to the scheme from the existing lane serving Micklepage Leigh with the access lane widened at the entrance to Nuthurst Street to allow two cars to pass; and***
- iii. the scheme layout and access ensure the entrances to the houses from the access lane bridge the drainage ditch at the side of the lane.***

4.29 This policy allocates land adjoining the edge of Nuthurst for a housing scheme that may comprise three dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.30 The site is best suited to moderately sized houses or bungalows (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.31 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on biodiversity and access.

Policy 8: Land adjacent to Heathtolt Cottages, Maplehurst

The residential development of 0.375 Ha of land adjacent to Heathtolt Cottages, Park Lane, Maplehurst, as shown on the Policies Map, will be permitted provided that:

- i. the scheme comprises primarily 2 or 3 bedroom semi-detached houses with integral garages in line with existing building line;***
- ii. the style is similar/sympathetic to the existing Heathtolt Cottages;***
- iii. access is made to the scheme using one access point onto Park Lane for each pair of houses;***
- iv. the scheme layout and landscape scheme retain the existing trees/hedge at front; and***
- v. the transport assessment of the scheme has full regard to extending the existing pavement on Park Lane to serve the development.***

4.32 This policy allocates land adjoining the edge of Maplehurst for a housing scheme that may comprise three to four pairs of semi-detached dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.33 Given the character of the adjoining residential area, the site is best suited to smaller houses (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.34 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character.

Policy 9: Land behind White Horse, Maplehurst

A mixed use development, to include community and residential uses, on 0.2 Ha of land at and to the rear of the White Horse Public House, Park Lane, Maplehurst, as shown on the Policies Map, will be permitted provided that:

- i. the scheme is developed comprehensively, with the improvement and/or refurbishment works completed and the public house brought back into use before the occupation of all the residential units;***
- ii. a planning obligation is made which provides a financial contribution to any necessary improvements and/or refurbishment works to the public house building and the timing of such contribution;***
- iii. there is a single access point on to Park Lane with any driveway serving the housing development designed to ensure the safe separation of vehicular movements from the public house car park and the children's play area;***
- iv. the scheme layout provides a landscape buffer which retains the mature trees and the hedging/trees on the boundaries with adjacent properties; and***
- v. the scheme is designed to maintain the character and setting of the public house as a rural pub with garden by retaining a landscaped area around the building, including a children's play area.***

4.35 This policy allocates land adjoining the White Horse Public House in the centre of Maplehurst for an enabling housing development scheme to bring about the refurbishment of the White Horse Public House.

4.36 The total number of dwellings will be determined by the requirement to deliver a comprehensive mixed use scheme that retains and improves the adjoining public house to bring it back into a viable business and social asset. As this is an enabling scheme, any planning application will need to be accompanied by a viability appraisal setting out the costs of investing in the public house refurbishment and the estimated residual development value of the housing scheme. This will be used to determine the required timing of the completion of works to the public house and its operational use in relation to the occupation of the dwellings.

4.37 The nature of the site requires a number of other key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.38 The precise building types will again be determined by the viability appraisal and the capacity of the site. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.39 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on the loss of a community asset (the public house) and access.

Policy 10: Housing Design

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.

Residential development proposals should:

- i. make use of high quality building materials and finishes and include high quality landscaping;***
- ii. include adequate functional private garden space appropriate to dwelling size and type;***
- iii. include adequate off-street parking so as to minimise any need for on-street parking; and***
- iv. include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their replacement by new trees and hedges of a suitable species.***

4.40 This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish. It also acknowledges that part of the parish lies within the High Weald AONB and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to an AONB setting.

4.41 The Parish Council intends to prepare a Parish Design Statement covering the whole Parish which will provide more detailed guidance on the design principles set out in the policy above. It will define the specific characteristics applying to distinct areas within the parish, including the designated Conservation Area. There will be consultation on the Design Statement. Horsham District Council will decide whether the Design Statement should have the status of Supplementary Planning Guidance.

4.42 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and access.

Policy 11: Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be permitted, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties:

- ***Church of the Good Shepherd, Church Road, Mannings Heath.***
- ***The Village Store, Pound Lane, Mannings Heath.***
- ***Mannings Heath Village Hall, Golding Lane, Mannings Heath.***
- ***The Dun Horse Inn, Brighton Road, Mannings Heath.***
- ***The cricket pavilion on Mannings Heath Village green, Mannings Heath.***
- ***Copsale Hall, Bar Lane, Copsale and support the extension of the Hall.***
- ***The White Horse Inn, Park Lane, Maplehurst.***
- ***St Andrews C of E Primary School, Nuthurst Street, Nuthurst.***
- ***St Andrews School playing field, Nuthurst Street, Nuthurst***
- ***St Andrews Parish Church, Nuthurst Street, Nuthurst.***
- ***The Black Horse Inn, Nuthurst Street, Nuthurst.***
- ***Micklepage, Nuthurst Street, Nuthurst.***

4.43 This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.

4.44 The policy identifies those uses that the local community strongly favours are retained. They comprise a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

4.45 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character.

Policy 12: Education Uses

Development proposals to extend St Andrew's School, Nuthurst, as shown on the Policies Map, to provide for additional classrooms and/or to establish a nursery school/play group, will be supported, provided that:

- i. the design of the scheme will sustain and enhance the heritage significance of the Nuthurst Conservation Area and the setting of St. Andrew's Church; and***
- ii. the scheme will deliver the necessary supporting infrastructure, including ancillary services and car parking.***

4.46 Extension of the School is a matter for the Governing body and the Diocesan Authority. This policy would not stand in the way of proposals to extend this primary school on land within the school grounds from these authorities if the specified conditions were met. The facility and use already benefit from the protection offered by Policy 14 of the Core Strategy (and Policy 42 of the HDPF).

4.47 The school is popular in serving the village and surrounding area. The site is capable of being extended without causing any significant harm to the Nuthurst Conservation Area, within which it is located, or to the setting of the adjoining listed Church. Proposals should also ensure that they are able to manage the increasing demand for car parking and pupil 'drop off'. The school site lies within flood zones 2 and 3. As such a flood risk assessment is required in accordance with paragraphs 103 and 104 of the National Planning Policy Framework.

4.48 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character, heritage assets and access.

Policy 13: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:

- i. Green space between Church Road and Lime Kiln Road, Mannings Heath.***
- ii. Green space at junction of Winterpit Lane, Church Road and Golding Lane (opposite village shop), Mannings Heath.***
- iii. Green space on Golding Lane between Pound Lane and Gaggglewood, Mannings Heath.***
- iv. Green space on Gaggglewood between Oak Way and The Birches, Mannings Heath.***
- v. Field managed by Horsham District Council behind Woodlands Walk, Mannings Heath.***
- vi. The pond and surrounding area bordering Nuthurst Road, Monks Gate.***
- vii. Green space at junction of Copsale Road and Nuthurst Road, Maplehurst.***
- viii. Land surrounding Copsale Hall, Bar Lane, Copsale.***

Development in a Local Green Space will not be permitted except in very special circumstances.

4.49 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with the NPPF. The Village Green at Mannings Heath already has formal protection status and is not therefore proposed as a Local Green Space.

4.50 In each case, the green spaces are an integral part of the settlements in the Parish and are therefore regarded as special to the local community. The NPNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.

4.51 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish.

Policy 14: Green infrastructure & Biodiversity

Development proposals will be permitted provided that:

- I. they do not significantly affect habitats for flora and fauna and wildlife corridors and if they do appropriate measures are taken to mitigate the effects in agreement with the relevant authorities;***
- II. they use, for example, natural Sussex post/rail fencing or hedges and not close boarded fencing in order to preserve wildlife corridors;***
- III. they do not affect ponds and lakes (natural and man-made), streams and rivers (surface and underground) and that adequate measures are taken, in consultation with appropriate authorities, to prevent localised flooding; and***
- IV. public footpaths and bridleways are retained.***

4.52 This policy refines Policy CP1 of the Core Strategy (and Policy 30 of the HDPF) and applies it to the specific characteristics of the parish. In doing so, the policy protects: the habitats for flora and fauna; wildlife corridors; ponds, lakes, streams and rivers; and public footpaths and bridleways.

4.53 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish.

5. Implementation

5.1 The NPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

Development Management

5.2 Most of the policies contained in the NPNP will be delivered by landowners and developers. In preparing the NPNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the NPNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

5.4 The Parish Council proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Council:

- i. Community bus service improvements
- ii. Cycle track from Monks Gate to Horsham
- iii. Replacement bus shelters with roofs in Sussex Barn Style
- iv. Resolve parking problems at St Andrews School, Nuthurst
- v. Play facilities at Mannings Heath Village Green, Mannings Heath

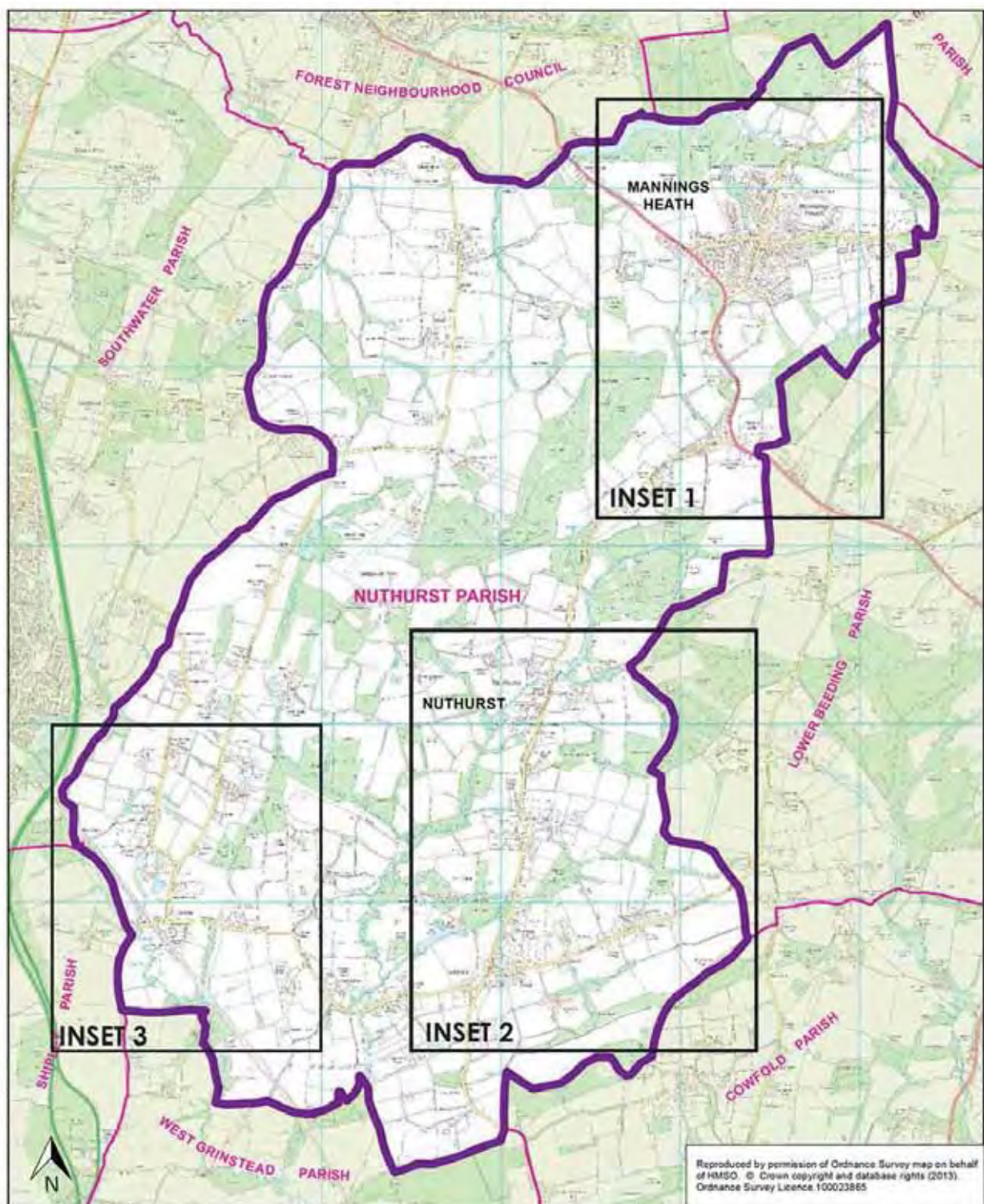
5.5 This series of local infrastructure projects will be prioritised for investment from the forthcoming Horsham Community Infrastructure Levy (CIL).

5.6 The CIL will replace the pooling of S106 agreement financial contributions during the plan period. It will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the Parish. As a general rule, the levy should be used for the benefit of the settlement in which the development takes place

5.7 In addition, other policies of the NPNP require full regard to be paid to addressing the need for specific infrastructure improvements as part of planning consents relating to the development schemes in order to make the schemes satisfactory in line with paragraphs 173 and 204 of the NPPF.

Appendix 1: Broadband

Proposals to provide access to super-fast (fibre and copper based) broadband infrastructure and services to the villages and outlying properties of the parish, and to improve the speed of existing services, will be encouraged. This would facilitate home working and the creation and expansion of rural businesses in this very rural parish.



NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP

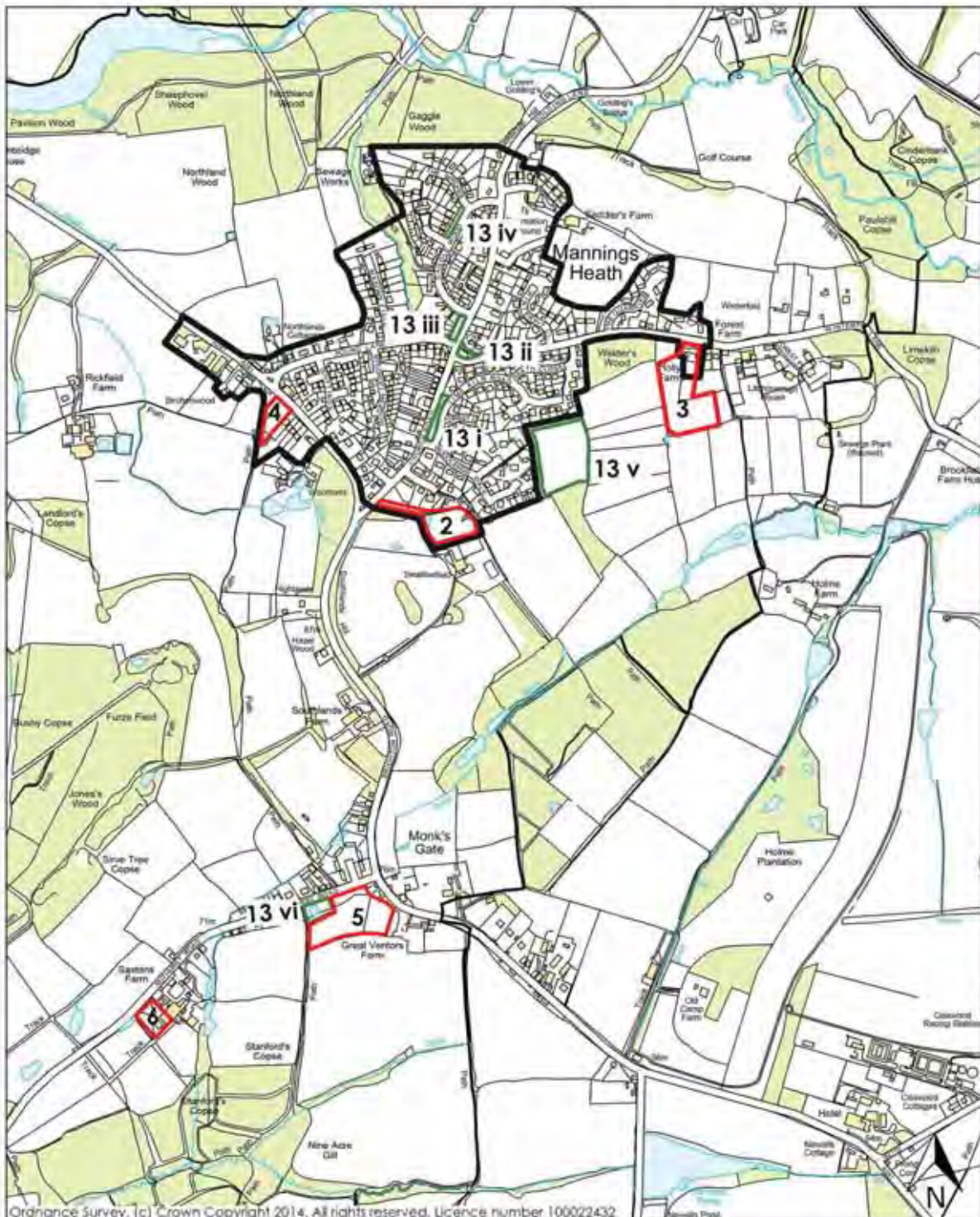
Key



Neighbourhood Plan Area



Insets 1, 2 and 3



NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 1

Key



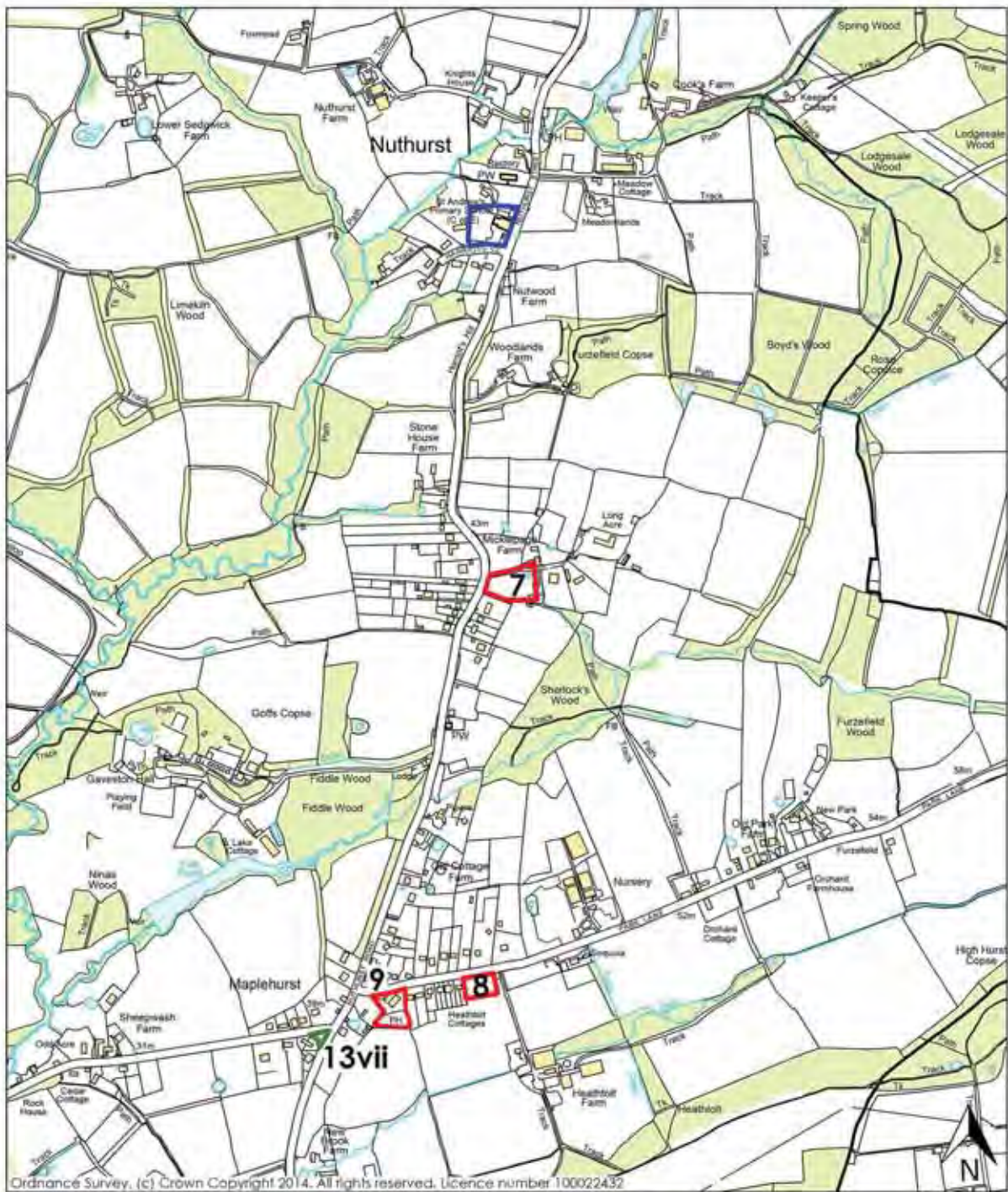
Site Boundary



Policy 1



Policy 13



NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 2

Key



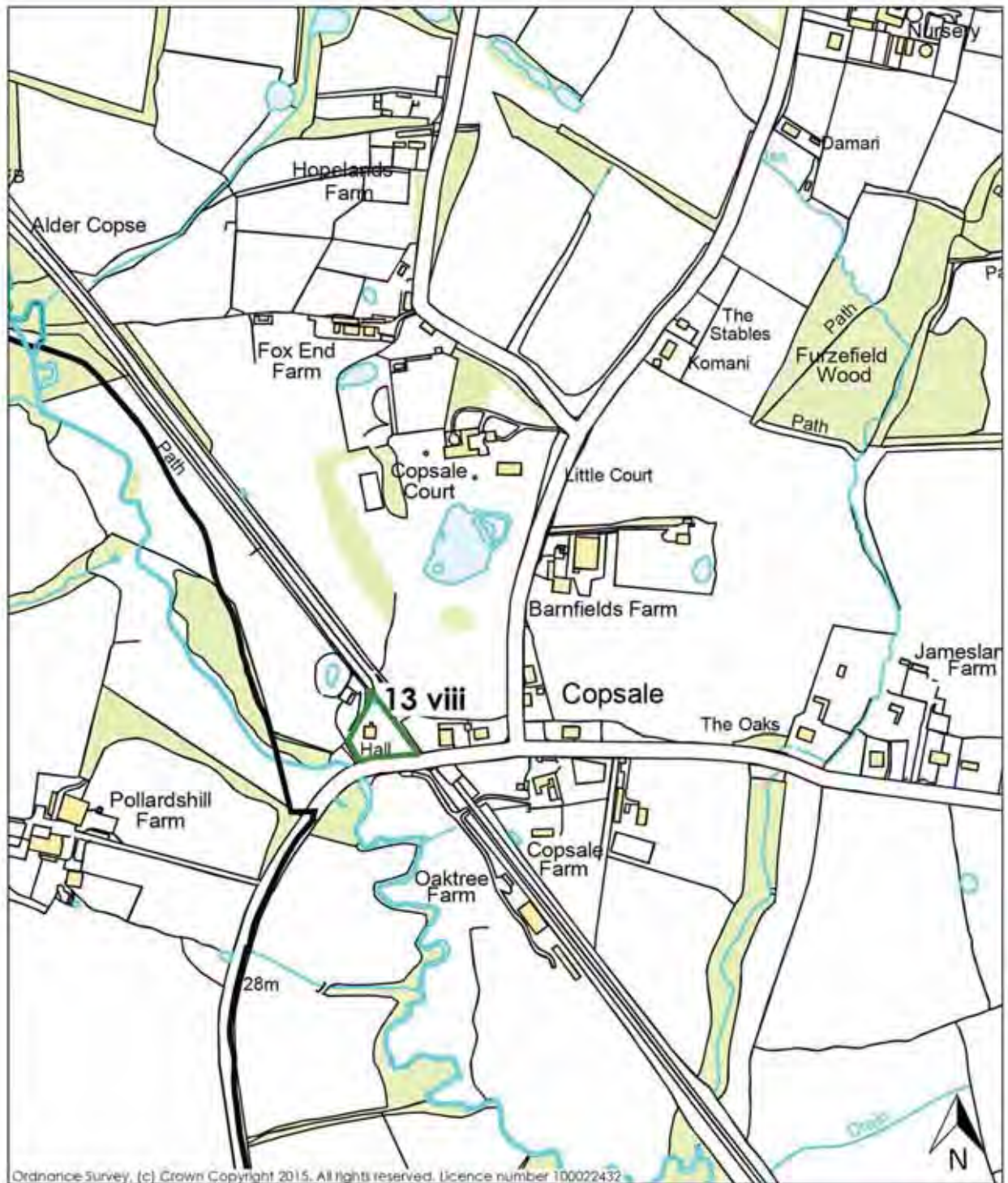
Site Boundary



Policy 12



Policy 13



NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 3

Key



Policy 13

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Nuthurst Parish Council website's neighbourhood plan pages and on its specific Neighbourhood Plan website (nuthurstplan.wordpress.com).

Nuthurst State of the Parish Report (2014)
Nuthurst Parish Action Plan (2006)
Nuthurst Parish Neighbourhood Plan Site Assessment Report (2014)
Nuthurst Parish Neighbourhood Plan Local Green Spaces Report (2014)
Nuthurst Parish Neighbourhood Plan Draft Sustainability Appraisal (2014)
Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Community, Infrastructure and Local Economy Focus Group (2014)
Closing Report for the Farmlands, Environment and Countryside Focus Group (2014)
Closing Report for the Transport and Traffic Focus Group (2014)
Nuthurst NDP Community Survey (2014)
Nuthurst NDP Housing Needs Survey (2014)
Young Persons Consultation report (2014)
Business Event Report (2014)
Horsham District Council Infrastructure Study (2010)
Horsham District Council Landscape Capacity Assessment (2014)
Horsham District Council Landscape Character Assessment (2003)
Horsham District Council Strategic Flood Assessment (2007)
Horsham District Council Retail Healthcheck (2005)
Horsham District Council Sport, Open Space and Recreation Assessment (2014)
Crawley Borough Council, Horsham District Council, Mid Sussex District Council Employment Land Review Summary Report (2009)
Horsham District Council Final_SHLAA report (March 2014)
High Weald AONB Management Plan (2014)
High Weald AONB Briefing (2012)
Gatwick Diamond Local Strategic Statement (March 2012)
Coastal West Sussex SHMA (2012)
West Sussex Strategic Housing Market Assessment: Horsham (2009)
West Sussex Local Transport Plan (2011-26)

Annex B – Glossary of Terms

Subject	Description
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development, by funding infrastructure that the council, local community and neighbourhoods want.
Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest
Horsham District Planning Framework (HDPF)	The HDPF is a Development Plan Document which will become a core part of the development plan for the district. It sets out a long term spatial vision and objectives, containing both strategic and development management policies.
Evidence Base	The Evidence Base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other Strategies, National Policy, and monitoring.
Examination	An independent review of the Neighbourhood Plan carried out by an independent examiner
Green Infrastructure (GI)	Green Infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Horsham District Council (HDC)	The Local Planning Authority for Nuthurst Parish.
Independent Examiner	The role of the Independent Examiner is to evaluate the Neighbourhood Plan.
Infrastructure	The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public and community buildings including schools, community centres, leisure services health services etc.
Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building
Local Green Spaces	It is a designation to provide special protection of a green area of particular importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.
Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area
National Planning Policy Framework (NPPF)	The NPPF was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
Nuthurst Parish Neighbourhood (Development) Plan	The full title in the Localism Act is 'Neighbourhood Development Plan but this is commonly shortened to Neighbourhood Plan. The NPNP is a plan document for Nuthurst Parish.
Open Market/Market Housing	Houses for sale or rent where prices are set in the open market.
Plan Period	The period (2015 to 2031) for which the Nuthurst Parish Neighbourhood Plan sets policy for the parish.
Previously Developed Land	Previously developed land is that which is, or was occupied by a permanent structure. The

	definition covers the curtilage of the development. The definition excludes land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.
Public Open Space	Open space which is open to the public and is normally owned or managed by a public organisation such as Nuthurst Parish Council or Horsham District Council.
Referendum	A general vote by the electorate on a single political question that has been referred to for a direct decision. With regard to the Nuthurst Neighbourhood Plan, a public referendum will have decided whether to make the Plan
Sustainability Appraisal (SA or SA/SEA)	A process of appraising draft planning policies for their social, economic and environmental effects. It incorporates the requirements of EU Directive 42/2001 on strategic environmental assessment.
Strategic Housing Land Availability Assessment (SHLAA)	The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that Horsham District Council maintain a five-year supply of housing land. The study provides a key element of the evidence base for the emerging Horsham Local Plan. However, the Practice Guidance is very clear that “the Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development”.
Strategic Housing Market Assessment (SHMA)	The SHMA forms part of the evidence base for Local Plans and provides an assessment of needs for all types of housing, taking account of

	demographic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand.
Sustainable Urban Drainage System	SUDS, or Sustainable Urban* Drainage Systems are a sequence of water management practices(1) and facilities(2) designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse. 1. Practices involved are what are termed 'good housekeeping' or 'best management practices'. Such practices include: • Mitigation of accidents that may result in pollution incidents; • Reduction of polluting activities; • Reduction of polluting materials; • Bunding of oil tanks; • Water harvesting. 2. Facilities are generally constructed arrangements. Such facilities include: • Permeable surfaces; • Filter strips; • Filter and infiltration trenches; • Swales; • Detention basins; • Underground storage; • Wetlands; • Ponds.
Very small scale infill development	One or two houses on a small infill site or replacing an existing property on the same site.
Windfall Sites	Sites including conversions which are not included as part of the housing land supply at the base date of the Plan but which subsequently become available for appropriate housing development, other than through the Local Plan allocation process.
West Sussex County Council	The Authority of the County of West Sussex responsible for services such as education, transport, emergency services and waste disposal.

APPENDIX II

THAKEHAM NEIGHBOURHOOD PLAN

Thakeham Parish Council

Working with the Community

clerk@thakehamparish.co.uk
01798 815305 [Privacy/Disclaimer](#)



[Menu](#)

Our Neighbourhood Plan

THAKEHAM NEIGHBOURHOOD PLAN IS NOW 'MADE'!

On 26th April 2017 Horsham District Council formally 'made' the Thakeham Neighbourhood Plan. The Plan is now part of the framework of district planning guidance, against which future development applications will be judged. Sites not identified for development in the Plan will be much less likely to be approved.

The Parish Council extends its thanks again to the members of the Thakeham Neighbourhood Plan Development Group, whose hard work over three years has led to this successful outcome. District Cllr Claire Vickers (Cabinet member for Planning and Development) also congratulated the parish on all the hard work involved in the preparation of the plan. The [full text of her comments is here](#).

[More information about Neighbourhood Plans in the Horsham District.](#)

You can read and download the Plan from the links below, supporting documents can also be found under 'previous stages of the process'.

Thakeham Neighbourhood Plan

Thakeham Parish Neighbourhood Plan to 2031



Published by Thakeham Parish Council
under the Neighbourhood Planning (General) Regulations 2012 as amended

January 2017

PREVIOUS STAGES OF THE PROCESS

RESIDENTS ENDORSE THE THAKEHAM NEIGHBOURHOOD PLAN!

We are delighted to report that **93% of local voters have endorsed the Thakeham Neighbourhood Plan.**

The Plan will now be taken forward by Horsham District Council for endorsement as a 'made' Neighbourhood Plan in the near future. The Plan aims to ensure that:

- the rural landscape and local character of the parish is preserved;
- future developments are appropriately located, limited in scale and sustainable;
- the local economy is supported;
- local infrastructure, facilities and services are retained and enhanced;
- the countryside environment and ecosystems are protected.

Total voter turnout at the 22 March 2017 referendum was 460 (23%).

PRE-REFERENDUM STAGE

The referendum to confirm local support for the final version of our Neighbourhood Plan will take place on **Wednesday 22nd March 2017 (7am – 10pm, Thakeham Village Hall).**

Following receipt of the Examiner's report on our Neighbourhood Plan, and consideration of his report with Horsham District Council under Regulation 18, the parish is pleased to confirm that HDC have accepted the report as amended by the examiner, as meeting relevant requirements to be submitted for referendum. The finalised text of the Plan, plus:

- Examiner's report
- HDC's Decision Statement
- HDC's Information Statement
- HDC's Information for Voters, and
- HDC Notice of Referendum
- Summary of Representations made to the Plan

can be viewed and downloaded below, or via the [HDC website](#). Hard copies of these documents are also available for consultation at Thakeham Parish Office ([contact the Clerk](#)) or [Storrington Library](#).

Thakeham Neighbourhood Plan

[Examiner's Report](#)

[HDC Thakeham Parish Decision Statement](#)

[HDC Thakeham Parish Information Statement](#)

[HDC Thakeham Parish Information for Voters](#)

[HDC Notice of Referendum](#)

[Summary of Representations made to the Thakeham Neighbourhood Plan](#)

Examination phase – September-November 2016

After reviewing responses from the latest phase of public consultation (November-December 2015), in February 2016 Horsham District Council confirmed that the draft Thakeham Neighbourhood Plan was ready for submission to independent examination and that process began in mid-September 2016. The core documents submitted for examination can be seen individually via the links below, or else follow this link to **[\[download\]](#)**.

[Thakeham NP Submission Plan Final](#)

[Thakeham NP Sustainability Appraisal/Strategic Environmental Assessment](#)

[Thakeham NP Consultation Statement](#)

[Thakeham NP Basic Conditions Statement](#)

Supporting evidence documents:

[Thakeham NP Supplement to Basic Conditions Statement](#)

[Thakeham NP Evidence – Site Assessment](#)

[Thakeham NP Evidence – Local Green Spaces](#)

[Thakeham NP Evidence – Heritage](#)

[Thakeham NP Evidence – Subdivision of fields](#)

Subject to the inspector's findings, we hope to be in a position to hold a referendum seeking endorsement of the Plan by the end of 2016. We will be aiming for a high referendum turnout. Having a Neighbourhood Plan in place, endorsed by the Thakeham community, will be a major boost to preserving the rural character of the area, protecting the environment and improving local amenities and infrastructure. Further updates on this process will be published

here when available.

Project Governance

The preparation of our Neighbourhood Plan has been overseen on behalf of the Parish Council by the Thakeham Neighbourhood Plan Steering Group (TNP SG), which has in turn consulted with Focus Groups. Follow the links below for minutes of all Steering Group meetings, terms of reference for groups and the Project Plan.

[Steering Group minutes](#)

[Steering Group Terms of Reference](#)

[Focus Group Terms of Reference](#)

[Steering Group & Focus Group membership](#)

[Project Plan](#)

PREVIOUS STAGES OF THE PROCESS

30 October 2015 – OPENING OF 6 WEEK PUBLIC CONSULTATION

Having been validated by Horsham District Council, 30 October saw the opening of the 6 week formal consultation period prior to submission of the Plan to independent inspection. The text of the HDC announcement follows:

In line with Regulation 16 the pre-submission Thakeham Parish Neighbourhood Plan is being made available for a six week period of representation. This representation period begins on Friday 30 October 2015 and will close at 5pm on Friday 11 December 2015.

The Thakeham Parish Neighbourhood Plan and related documents can be found on Horsham District Council's [Current Neighbourhood Plan Consultations](#) webpage . The page also contains a representation form which can be used to submit comments. There is also a guidance note on "How to make effective representations". Copies of the Thakeham Parish Neighbourhood Plan are also available for inspection at the Council Offices, Storrington Library and Thakeham

Parish Council offices. Whilst we would prefer to receive responses that use the representation form, responses can also be sent via email and by post.

[Thakeham_NP_Submission_Plan_v8_4](#)

[Thakeham NP Final SA v.4.3.](#) – the Sustainability Appraisal/Strategic Environmental Assessment (SAE) to support the Plan.

[Thakeham NP BCS v4.4.](#) – the Basic Conditions Statement to support the Plan.

[Thakeham NP Consultation Statement final](#) – the Consultation Statement that supports the Plan.

[List of Planning Terms](#) – to help with the jargon used in some parts of the documents.

September 2015

Having received initial feedback from the healthcheck process, after further consideration and discussion with Horsham District Council, and approval by the Parish Council, further versions of the Neighbourhood Plan documents were submitted to Horsham District Council on 25 September 2015.

April 2015

The draft Neighbourhood Plan was submitted to Horsham District Council for the required pre-submission ‘healthcheck’ process, i.e. commentary from an independent expert reviewer.

January 2015: Draft pre-submission Neighbourhood Plan

The draft Pre-Submission Neighbourhood Plan was put out for consultation, via the following documents:

[Explanation flyer](#)

[Consultation response form](#)

[Pre-Submission Plan](#)

[Draft Sustainability Appraisal/Strategic Environmental Assessment](#)

[Green Spaces \(Policy 10\) Report](#)

The Schedule of Evidence supporting the documents above comprised:

Thakeham Parish Plan Review (2013)
Thakeham Parish Plan (2007)
Thakeham Parish Design Statement (2002)
Thakeham NDP Community Survey (2014)
Thakeham Parish State of the Parish Report (2014)
Thakeham Housing Needs Survey (2009)
Thakeham Parish Site Assessment Report (2014)
Thakeham Parish Scoping SEA
Thakeham Parish Policies Cascade
Thakeham Parish Heritage Evidence Document
Thakeham Subdivision of Fields
Thakeham Assets and Treasures

Links to other Evidence Base documents:

Heath Common Design Statement (1999)

<http://heathcommonra.files.wordpress.com/2014/07/design-statement.pdf>

Horsham District Council Green Infrastructure Study (2014)

http://www.horshamdistrictldf.info/Core_Strategy/docs/Grn-Infrastructure-Stgy2014.pdf

http://www.horshamdistrictldf.info/Core_Strategy/docs/Grn-Infrastructure-Map-Apr2014.pdf

Horsham District Council Infrastructure Study (2010)

http://www.horshamdistrictldf.info/Files/HorshamInfrastructureStudy_May10.pdf

Horsham District Council Landscape Capacity Assessment (2013)

http://www.horshamdistrictldf.info/Core_Strategy/docs/Landscape-Capacity-Study2014.pdf

Horsham District Council Landscape Character Assessment (2003)

http://www.horsham.gov.uk/__data/assets/pdf_file/0014/9320/CD_EN_09_Landscape-Character-Assessment-2003.pdf

Horsham District Council Strategic Flood Assessment (2007)

http://www.horshamdistrictldf.info/Files/HorshamSFRA_RevApril10.pdf

Horsham District Council Retail Health Check (2005)

<https://www.horsham.gov.uk/planningpolicy/planning-policy/background->

documents

Horsham District Council Sport, Open Space and Recreation Assessment (2014)

http://www.horshamdistrictldf.info/Core_Strategy/docs/Sport-Open-Space-Recreation-Assmt.pdf

Crawley Borough Council, Horsham District Council, Mid Sussex District Council
Employment Land Review Summary Report (2009)

http://www.horshamdistrictldf.info/Files/EmploymentLandReview_Oct10.pdf

Call for Sites (September – October 2014)

In order to guide and inform the preparation of the Allocations of Land and Site Development section of the Neighbourhood Plan landowners and developers were invited to informally propose sites (large and small) within Thakeham Parish for development. For full details [click here](#)

A map summarising requests received up to 30th October 2014 for the call for sites can be seen [here](#)

Strategic Housing Land Availability Assessments (SHLAAs)

HDC's map showing their SHLAA for Thakeham Parish (as at mid-2014) can be seen [here](#)

Neighbouring parish SHLAA's (as at mid-2014):

[West Chiltington](#)

[Storrington & Sullington](#)

State of the Parish Report (July 2014)

The State of the Parish Report was completed at the end of July 2014 and can be seen [here](#). The report includes a summary of the key findings of the Neighbourhood Plan Survey Report which was completed on 23rd June 2014, and can be seen [here](#).

The survey was delivered to 706 households and 227 responses were received by the 31st May 2014 due date, giving a response rate of 32% which exceeded those of other parishes. Based on those responding to each question, some key

findings were:

- After allowing for the 146 houses at Abingworth and the 8 houses at Venters approximately half of those responding (51%) indicated that they felt that Thakeham did not require any more open market housing, 21% felt that there should be in-fill only and 13 % 2-3 infill sites with up to 3 houses within the settlement boundary.
- 96% agreed that new developments should maintain the character of the village and use local building materials where possible.
- 90% indicated that gaps between Thakeham and neighbouring parishes should be maintained to avoid the settlements being joined up.
- 62% were concerned that the sub-division of agricultural land into small plots adversely affects the landscape character
- The use of cars (99.1%) and walking (65.2%) were the main forms of travel. 72% wanted better footpath/bridleway links to adjoining parishes.
- Over 60% use the Thakeham sports field, the Glebe field and the High Bar Lane playground
- 75% indicated that the parish would benefit from having a shop.
- 71% indicated that the parish would benefit from having a shuttle bus to Storrington.

These findings informed the process of producing the first draft of the Thakeham Neighbourhood Plan during the latter half of 2014.

Early stages of the process (early 2013 to mid-2014)

The Localism Act 2012 and Neighbourhood Planning (General) Regulations 2012 introduced the concept of Neighbourhood Plans which hand powers to communities so that local people can shape the character of the neighbourhood in which they live.

Neighbourhood Plans must:

- Be in accordance with the principles of the National Planning Policy Framework (NPPF)
- Conform with the Local Planning Authority (LPA) Local Plan
- Pass an independent examination and be voted in at referendum. All those on the Electoral Role of Thakeham Parish are eligible to vote, and 50% of the turnout must be in agreement for the Neighbourhood Plan to go through

Thakeham Parish Council (TPC) submitted a letter of intent to prepare a Neighbourhood Plan to Horsham District Council (HDC) on 13th February 2013, the first parish in the district to do so. On 22nd July 2013 a formal application to designate Thakeham Parish as a Neighbourhood Development Plan Area was submitted and HDC issued a [Notice of Consultation](#) on the application. The designation was agreed on 19th December 2013 and led to receipt of the [HDC Decision Notice Designation Map Thakeham](#).

A Steering Group was formed with [Terms of Reference](#) agreed by TPC on 20th January 2014. To start the Neighbourhood Development Plan process a Public Meeting was held on 30th January 2014 at which there were 56 attendees. Focus Groups have been formed covering the following topics (see *Project Governance* above for terms of reference):

- Housing and Built Environment
- Business and Economy
- Countryside and Natural Environment
- Community Facilities and Infrastructure
- Transport and Travel

These stages confirmed the intention to prepare a State of the Parish Report and to begin undertaking data collection and analysis of the current situation and desires for the future from residents, farmers and businesses for the plan period to 2029.

Planning information

- [Current Applications](#)
- [Housing Development News](#)
- [Traffic Calming Latest](#)
- [Allotments latest](#)
- [Our Neighbourhood Plan](#)
- [Planning Process](#)
- [Landowner advice](#)

Recent News

- [Summer newsletter & fundraising Quiz](#)
- [B2139 pinch-points now due by September](#)
- [New Mega play tower at High Bar Lane](#)

Upcoming Events

August

Mo

Tu

We

Th

Fr

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30

31

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2017

2018

Full Council

Planning

Environment

Event

Recent News

- Summer newsletter & fundraising Quiz
- B2139 pinch-points now due by September

Sign up to receive e-news from us

Name *

Email *

THAKEHAM WEATHER

24°

few clouds
humidity: 64%
wind: 7m/s SSW
H 23 L 21

26°

30°

29°

28°

THU

FRI

SAT

SUN

extended forecast



Potholes - report them!

Report a problem online using Love West Sussex

APPENDIX III

COWFOLD NEIGHBOURHOOD PLAN

Cowfold Parish Council

Working to improve the local community

- HOME
- NEWS & EVENTS
- PARISH COUNCIL
- COWFOLD NEIGHBOURHOOD PLAN
- VILLAGE LIFE
- BUSINESSES
- GALLERY
- INFORMATION
- LOCAL CHARITIES
- MAP
- CONTACT



Neighbourhood Planning

Your Chance To Make A Difference

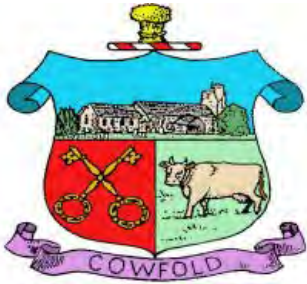
New Questionnaire

Introduction

A Neighbourhood Plan is a legal framework that can set out the shape of our community for the foreseeable future.

Areas that can be covered include:

- Housing: quantity, type, location
- Local Infrastructure: including Schools and Medical services
- Transport: roads and traffic measures, footpaths and cycleways
- Community: green spaces, activities and amenities.
- Environment: air quality, noise, cleanliness



NEXT PARISH COUNCIL MEETING

The Parish Council Ordinary Meetings are generally held in the Village Hall at 7:30pm on the second Monday of every month.

The next meeting is on Monday

- Economy: employment and economic structure.

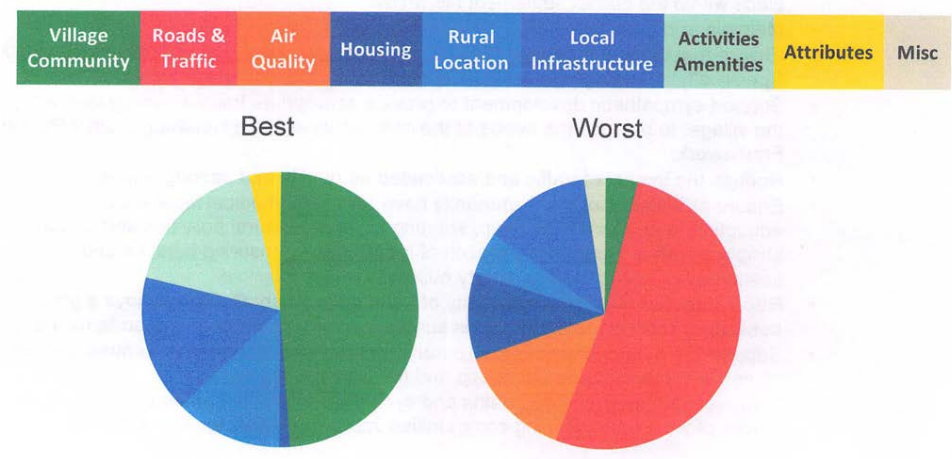
13th August 2018 and is followed at 9:00pm with the monthly Planning Meeting.

The Neighbourhood Plan will be based on your feedback so that it reflects the needs of the Community and balances those with the needs of the District and County Councils.

This questionnaire is based on those circulated at the Cowfold Annual fete and is your opportunity to shape the future of our Community.

The Results of Previous Questionnaires

A summary of the feedback provided in the surveys conducted in 2016 and 2017 are summarised below:



A more detailed analysis is presented [here](#).

To ensure that the Neighbourhood Plan reflects the views of our community we need to define our Vision and Objectives. The first draft of these, based on initial feedback collected are shown below:

Vision

Maintain the village atmosphere and sense of Community that make Cowfold a desirable place to live. Keep housing integrated within the village and balanced to meet current and future needs by ensuring that any development is sustainable and is in balance with the available infrastructure. Enhance the benefits of our rural location with its services, facilities, amenities and activities.

Objectives

- Keep the village feel and atmosphere, enhance Cowfold as a village recognising its place within the district settlement hierarchy
- Maintain and grow the sense of Community and Community Spirit
- Ensure that there is sufficient green space to maintain the look and feel of the village, specifically; the village green, playing fields and children's play spaces
- Support sympathetic development to provide appropriate housing, integrated within the village, to balance the needs of the community with the Horsham District Planning Framework
- Reduce the impact of traffic and associated air quality and parking issues
- Ensure all sections of the Community have access to medical facilities, primary education, pub, places of worship, sporting facilities, cultural activities and village shop/post office; support the growth of local facilities ensuring balance and sustainability, using existing empty buildings where possible
- Recognise and build on the benefits of the rural location; Cowfold enjoys a great network of country footpaths and is surrounded by woodland and open farmland
- Support the enhancement of public transport connections to urban centres and places of work/education/medical facilities and the wider public transport system
- Improve road crossings, footpaths and cycleways to provide better connections to places of work and adjoining communities improving safety for all residents.

Questionnaire

Please answer the questions below and press the **Submit** button at the bottom when you have finished.

The main time window for entries has now closed so that we can analyse the data and produce some initial results.

However, the questionnaire is being kept open for completion – any new responses will be added to the database and so are still very valuable!

Are you a resident of Cowfold?

Yes

No

Please tell us a little about yourself.....

Are you or your partner a householder in Cowfold?

Yes

No

Please answer the following 5 questions; you may give more than one answer to each question

1. What are the aspects you like most about Cowfold?

2. What are the aspects you like least about Cowfold?

3. What would you most like to change or improve in Cowfold?

4. What changes would you make to the draft vision?

5. What changes would you make to the draft set of Objectives?

Please provide the following information; this will be held confidential and will only be used to validate your questionnaire.

First Name or Initial

Surname

Postcode

Email Address

Enter Email

Confirm Email

Please check the box below if you would like a copy of your responses to be sent to the above email address

☐ Please email me a copy of my responses

Submit

APPENDIX IV

SCOPING REPORT FOR ED&F NEIGHBOURHOOD PLAN

Date: 7 April 2016

Title: Report Item 7: Neighbourhood Planning

By: Cllr Ruth Maxwell

Purpose of Report: A scoping report on Neighbourhood Planning

Recommendations: To determine a view on the desirability of preparing a local Neighbourhood Plan

1. Background

Planning for development in communities is currently based on 3 factors:

- i. *need* – identified by Strategic Housing Market Assessment (SHMA)
- ii. *capacity* – identified by Strategic Housing Land Availability Assessment (SHLAA)
- iii. *sustainability* – identified mainly by hierarchy of facilities.

Within the National Park additional factors are reviewed, such as landscape (views, natural environment, etc), historic buildings, siting and ecological impact.

The SDNPA Local Plan (LP) views these factors as of primary importance.

2. Neighbourhood Development Plans

Neighbourhood Development Plans, often called Neighbourhood Plans (NPs) seek to enable local communities to influence future development in their area, primarily in terms of:

- i. location
- ii. design
- iii. housing mix.

The NP, if adopted by the local planning authority, then becomes the legally-binding guide for the planning authority to use in considering future development. However, a NP must comply both with strategies encoded by government (in the NPPF) and

the local planning authority (SDNPA LP) in favour of sustainable development. Thus an NP is a legal document *enabling* development.

It is important to emphasise that a NP cannot be used to stop development, and it is not free to dictate design or mix.

3. Process

a. Determining the Neighbourhood Area. The PC would write to the SDNPA designating the Parish as the area to be covered by the NP. The SDNPA would then publish the intention for 6 weeks, to invite representations. If the criteria have been met the SDNPA will formally designate the area; once the intention is lodged, the SDNPA ceases to be active in determining development policy for that area. SDNPA would still determine planning decisions, but the PC would be deemed to be the planning authority in waiting.

b. Preparation of the NP

The PC would decide on the contents of the NP; it can be as detailed as required to cover areas such as employment, housing, well-being etc. Crucially, the NP MUST be based on robust evidence. If the NP was primarily focusing on housing, it would be likely to require a survey to determine need; a call for sites to determine capacity; and a listing of constraints (e.g. development boundary, SSSI, biodiversity, agricultural land, listed buildings etc). Public meetings, social media, mailshots, etc would all be needed to demonstrate inclusivity and transparency. It would be possible to utilise the SDNPA's own documents (e.g. SHLAA, landscape assessment), but this would then limit the NP to support development only as specified by the SHLAA, etc. As the planning authority, the PC would then deal with any protests, submissions, and correspondence to do with preparation of the plan.

c. Presubmission version

This is a document outlining the PC's preferred options. The PC would then need to contact all interested parties/stakeholders, including landowners, environmental and historic building bodies, highways, Sport England etc to invite comment over a 6-week period. The PC would then collate and review any responses. (Petersfield PC received over 900 responses.)

The NP would then need to be modified in accordance with the comments *unless justification can be made for rejecting the comments*.

d. Submission stage

The NP is then submitted to the SDNPA identifying the changes made and justifying non changes. The Park then publishes the document for 6 weeks to invite responses. After 6 weeks the document and any responses are forwarded to an independent examiner for review.

The examiner then confirms if the NP conforms with NPPF, SDNPA LP, and EU obligations and reviews the evidence supporting the policies within the NP. The examiner can make modifications to make the plan sound, deliverable and legal. He checks if the NP is appropriate, i.e. reflects evidence-based need AND is viable. Thus the examiner can alter the number of units (upwards if he decides the capacity is greater), the site, and the mix. He would be unlikely to accept a plan that prioritised small dwellings for the elderly (e.g. see Appendix 1 Clapham, W. Sussex) as it would be contested by a developer as not viable and would conflict with EU obligations (access for all to housing).

If the examiner recommends the NP to SDNPA, then it is up to the SDNPA to accept or reject the plan. If it rejects it due to some fundamental conflict with the LP that the examiner has discounted (rare), then the NP would have to go back to the presubmission stage for modification.

e. The SDNPA then organises a referendum amongst eligible local election voters. For the NP to be accepted 50% plus 1 have to vote for the NP. The NP is then sent to the SDNPA Planning Committee for ratification; it then becomes a legally-binding document that the SDNPA must abide by. The legality of the NP can be challenged by anyone demanding a judicial review for up to 3 months; the cost of any such review would be borne by the SDNPA.

4. Cost/financial benefit

a. A simple small NP would cost between £5000 and £10,000. (A large NP, e.g. Petersfield for 800 houses, costs around £100,000.) Government grants currently amount to up to £6000, proportional to the size of future development. Thus ED&F, if the NP supported a further 11 houses, would probably access £2000. Any grant

must be spent within 18 months of receipt. The SDNPA also gets 'new burden' monies for its role in the process, a proportion of which it passes to the PC (e.g. if it received £5000 then it would pass on £2000). Thus it could be assumed 60–70% of the cost could be covered.

b. A NP increases the percentage held by the PC of the community infrastructure levy (CIL) imposed on developers from 15% to 25%. However, it should be noted that the SDNPA supports local use of the CIL, so currently passes on some of the remaining 85% to local projects. The extra 10% is perhaps of less merit in small developments.

5. The situation in ED&F

a. We fall into the area covered by the SDNPA's LP. This is to be submitted in autumn 2016 for decision and ratification by spring 2017. Before submission all uncertainties must be removed from the report, i.e. ED&F will not have the asterisk next to the development target of 11 dwellings as identified in the Joint Core Startegy. This will be either as a result of allocating the 11 to the Fridays development, or by the identification (on the basis of the SHLAA or a new site we have not been given notice of) of a suitable site for 11 that conforms with the LP (see point b).

b. The village south of A259 has no settlement boundary; the SD22 of the LP specifies that no development should therefore take place unless in exceptional circumstances, these being SD25 rural exception sites (100% affordable homes), SD27 sustaining the rural economy, essential rural location (e.g. cottage for worker needed 24 hrs on-site), or appropriate reuse or development of existing buildings. It would appear therefore there is unlikely to be a suitable site for further development conforming with the LP.

c. The SDNPA's Monitoring Report (see Appendix 2) on target outcomes notes: *A site in East Dean has been granted planning permission since the end of the reporting year for 11 dwellings, which more than covers the requirement for the village.*

This would imply the SDNPA are likely to use the Fridays for the Joint Core Strategy requirement for 11 houses, but is obviously no guarantee.

d. The NP process is arduous! Within the SDNPA's area, 3 have been aborted, PCs have resigned and Councillors have moved away due to hostility generated within the community!

e. Applying for designation before the SDNPA's LP is adopted would leave ED&F with no policy in place. If the NP process was then aborted for any reason, we would be in a policy vacuum, open to a developers opportunistically using the loophole.

f. Having a NP does NOT prevent development – quite the opposite, it supports it. Therefore the only reason for producing a NP is to take control away from the SDNPA, primarily in disputing numbers and wishing for more. While there is the opportunity to influence location, mix and design, the plan has to conform with the policies decided by other bodies, and must be appropriate (both needs-led and viable). Thus its power is limited.

g. The Inspector may not accept the SDNPA's LP. He has the position to direct the Park to increase the numbers of houses to be delivered. In that instance, the SDNPA would have to review their strategy and try to find additional sites, increasing various community's allocation. However, ED&F has the history of the Inspector upholding Wealden's Core Strategy, adopted as a Joint Core Strategy by SDNPA, in the appeal process brought about by landowners/developers that reduced the number for ED&F from 45 to 10.

Appendix 1 Clapham (W. Sussex) Neighbourhood Development Plan Objectives

- Small-scale limited housing development will be supported where the development has demonstrated that it meets a local need and is provided in a suitable and sustainable location

- Ensure that new housing development includes a range of house types, including affordable housing which is integrated and inclusive within the overall development
- Ensure that all new development is designed to maintain the character of its surroundings
- Maintain the open countryside setting and preserve the existing rural character and setting
- Ensure that agricultural land is protected from development.

Resultant policies

Policy HD1: all applications for new housing will need to demonstrate how the proposal meets the specific housing needs of the current and future households within the Parish.

Policy HD2: the density of new developments shall be appropriate to its location.

Policy HD3: the development will be expected to provide a housing mix to meet the specific housing needs of the existing and future residents of the Parish in terms of house types and tenures, including an appropriate level of affordable housing.

Appendix 2 SDNPA Monitoring Report Dec 2015, 01/4/15–31/03/15

1. Indicator SDLP17: no. of dwellings completed in areas with housing requirements set by adopted Joint Core Strategies:

In Wealden District no dwellings were delivered in East Dean, which is consistent with the allocation of only 10 dwellings there over the whole plan period, amounting to less than 1 per annum.

2. Indicator SDLP18: net additional dwellings expected to come forward from the beginning of the current monitoring year on 01/4/2015 up to 31/3/2020 on deliverable sites against extant Joint Core Strategy requirements:

There is a 5 year housing land supply against currently adopted targets as of 01/4/2015 in all areas where housing numbers are specified, with the exception of East Dean (Wealden). A site in East Dean has been granted planning permission since the end of the reporting year for 11 dwellings, which more than covers the requirement for the village.