

Slaugham Neighbourhood Plan 2014 - 2031



**Pre-submission Plan
November 2017**

Contents:

	Page
1. Introduction	1
2. Parish Profile	4
3. Vision and Objectives	8
4. Environment and Heritage	10
• Policy 1: Protecting the Area of Outstanding Natural Beauty	10
• Policy 2: Protection of the Landscape	11
• Policy 3: Preventing Coalescence: Pease Pottage Gap	11
• Aim 1: Preserving Settlement Identity	12
• Policy 4: Development outside of Built Up Area Boundaries	12
• Policy 5: Sustainable Development Measures	12
• Policy 6: Green Infrastructure	13
• Policy 7: Conservation Areas	13
5. Community Infrastructure	16
• Policy 8: Open Space	16
• Policy 9: Community Facilities	17
• Policy 10: Superfast Broadband	18
• Aim 2: Pease Pottage: Community Facilities	18
• Aim 3: Community Infrastructure Levy	19
6. Housing	20
• Policy 11: St.Martins Close (east)	21
• Policy 12: St.Martins Close (west)	22
• Policy 13: Residential Development within Settlement Boundaries	23
7. Economy and Employment	24
• Policy 14: Protection of Local Employment Land	24
• Policy 15: Protection of Handcross High Street	25
• Aim 4: Handcross village centre	25
8. Transport	27
• Aim 5: Quiet Lanes	27
• Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment	27
• Aim 7: Traffic Management and Access	28
• Aim 8: Parking	28
9. Proposals Map	30
10. Schedule of Evidence	31

1. INTRODUCTION

- 1.1. The Slaugham Neighbourhood Plan (SNP) has been prepared by Slaugham Parish Council (SPC). The SNP will guide and influence development in the Parish up to 2031. It covers the whole of the Parish area as shown below in Figure 1.
- 1.2. Mid Sussex District Council (MSDC) designated the Parish for the purposes of neighbourhood planning in September 2012.

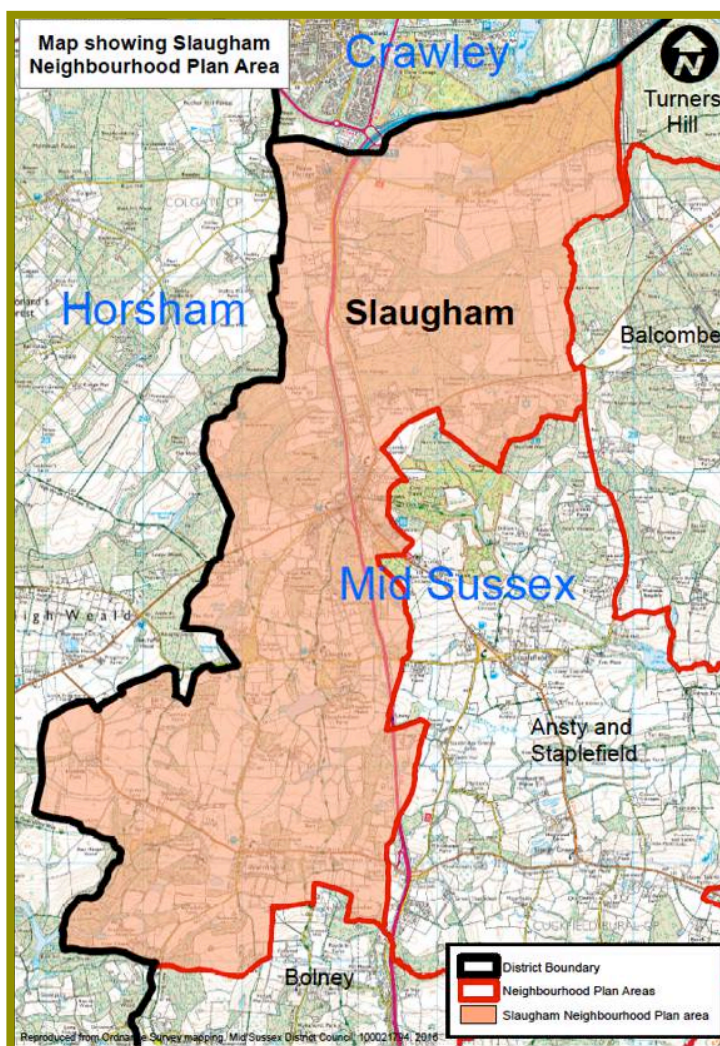


Figure 1: Slaugham Neighbourhood Plan area

- 1.3. SPC prepared and consulted on a Pre-submission Plan (Regulation 14) in February 2013 and submitted the Plan to MSDC (Regulation 16 Plan) The Submission Plan underwent further public consultation in May 2013 and was the subject of Examination. The Examiner's Report (dated 17 January 2014) concluded that the Plan should not proceed to a Referendum.
- 1.4. Following a period of reflection, the SPC have resolved to prepare a revised Neighbourhood Plan.

Planning Context

- 1.5. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans. A Neighbourhood Plan establishes planning policies for the development and use of land for example where new homes should be built and what they should look like. Neighbourhood Plans allow local people to influence the type of development for their area while contributing to the wider needs of the area.
- 1.6. The Government advises:

“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 Plan 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...should not promote less development than set out in the Local Plan or undermine its strategic policies” (Paragraph 184 of the National Planning Policy Framework (NPPF).
- 1.7. The Mid Sussex Local Plan (MSLP) was adopted in 2004 and sets out the planning policies for the District. A number of policies were saved by Government direction until they are superseded by emerging Development Plan Documents.
- 1.8. MSDC are preparing a replacement Plan, known as the Mid Sussex District Plan (MSDP). This Plan will cover those parts of the District that fall outside of the South Downs National Park, and seeks to guide development up to 2031.
- 1.9. The examination of the District Plan commenced in November 2016 and is ongoing. The Objectively Assessed Need (OAN) has been established as 876dpa. MSDC intends to meet this figure until 2023/24, at which the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley). MSDC have stated this is subject to Habitats Assessment.
- 1.10. This approach has been discussed at Examination hearing sessions (July 2017) and is subject to consultation in Autumn 2017. Following consultation, the Inspector is likely to write his final report, with adoption anticipated in Winter 2017/18.

Plan Preparation

- 1.11. Following the decision to prepare a revised Neighbourhood Plan, a new Neighbourhood Plan Steering Group (NPSG) was formed in August 2014; and work commenced on a revised SNP.
- 1.12. The SNP has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and is in “general conformity” with the strategic policies of the MSLP. The SNP has also had regard to the emerging District Plan.
- 1.13. The NPSG have met to discuss matters and have agreed a draft Vision and set of Objectives. Members of the NPSG have worked closely with MSDC to ensure the SNP is in line with the emerging MSDP.
- 1.14. Further public exhibitions relating to potential development sites were held on Friday 07 April 2017 and Saturday 08 April 2017. This event was well attended and provided stakeholders with the opportunity to feedback on their site preferences.

1.15. This Pre-submission Plan represents SPC's proposals on meeting the identified housing and infrastructure needs over the Plan period, whilst seeking to protect the high quality landscape setting of the Parish.

Plan Structure

1.16. The SNP sets out in Chapter 2 a description of the Parish today, the Vision for the area up to 2031 and the Strategic Objectives. The Policies and Aims are set out in subsequent chapters as follows:

- Chapter 3: Environment and Heritage
- Chapter 4: Community Facilities
- Chapter 5: Housing
- Chapter 6: Economy
- Chapter 7: Transport

Consultation

1.17. This Pre-submission Plan has been approved by SPC for public consultation, commencing Monday 13 November 2017 until Monday 08 January 2018.

1.18. Please note that, in parallel to this, consultation is also taking place on the accompanying Sustainability Appraisal (SA).

1.19. To submit representations on the SNP and/or the SA and for further information about the background to these documents and associated evidence base, please contact:

The Clerk
Slaugham Parish Council
2 Coltstaple Cottages
Coltstaple Lane
Horsham
West Sussex
RH13 9BB

1.24. Alternatively please email: spcnhp@slaughampc.co.uk

2. PARISH PROFILE

- 2.1. Slaugham Parish lies within the northern part of Mid Sussex. It is one of the larger parishes within the District. It extends 24sq km.
- 2.2. To the north and west of the Parish lie the Borough of Crawley and the district of Horsham respectively. The Parish is bordered to the east by the parishes of Balcombe and Cuckfield; to the south by the parishes of Bolney and Cowfold; and to the west by the parishes of Lower Beeding and Colgate.



Figure 2: Aerial view of Handcross

- 2.3. Slaugham Parish is predominantly rural in character, with the majority of the Parish (with the exception of a small area north of Pease Pottage) set in the High Weald Area of Outstanding Natural Beauty (AONB).
- 2.4. The Parish has four distinct settlements, comprising the villages of Handcross, Pease Pottage, Warninglid and Slaugham.
- 2.5. The Census data from 2011 shows that the total population for the Parish was 2,769 with a total of 1,131 households .

Environment and Heritage

- 2.6. The majority of the Parish is within the High Weald AONB. The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461 sq km across four counties and 11 districts. It was designated an AONB in 1983.
- 2.7. It is characterised by a deeply incised, ridged and faulted landform of clays and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.
- 2.8. The key characteristics of the High Weald AONB are:
- dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries;
 - ancient route ways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating drove ways. Ancient route ways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks;
 - the great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management;
 - small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock

grazing; small holdings; and a non dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

- 2.9. There are extensive areas of designated ancient woodland in the Parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hamshire Wood and Anne's Wood.
- 2.10. There are no Sites of Special Scientific Interest within the Parish, although the Cow Wood and Harry's Wood SSSI adjoins the Parish boundary east of Handcross.
- 2.11. The area to the north of Pease Pottage is defined as the Crawley and Pease Pottage Strategic Gap in the Mid Sussex Local Plan. This was identified to maintain a clear visual break between Crawley and Pease Pottage to prevent coalescence and to retain their separate identity and amenity.
- 2.12. The main watercourse of significance within the Parish are the River Ouse and River Adur. Streams drain north to the River Mole and those draining south drain to the River Adur and Ouse.

- 2.13. There are a total of 54 Listed Buildings within the Parish. The majority of these are Grade II Listed. There are three Grade II* Listed Buildings: The Parish Church of St Mary; Blacksmith Cottage; and the upstanding remains of Old Slaugham Place.



Figure 3: Warninglid

- 2.14. There are also three designated Conservation Areas within the Parish: Warnlinglid, Slaugham and Handcross. There is a one Scheduled Ancient Monument within the Parish; the remains of Slaugham Place. The monument includes a late 16th century country house and walled garden surviving as upstanding masonry remains and below-ground archaeological remains. The upstanding remains of Old Slaugham Place is also a Grade II* Listed Building.

Community Facilities

- 2.15. The Parish benefits from a range of material assets. These are focused within the main settlements of the Parish and include doctors surgery, primary schools, private preparatory school, village hall, retail provision including post office, newsagents, public houses, sandwich and tea shops, coffee shops, hair and beauty salons, car repairs, hardware stores, furniture shops, recreation ground including sport pitches, garden centre, petrol filling station and churches.
- 2.16. The Parish also benefits from a wide range of sports and leisure clubs and societies. These include (but are not limited to); Handcross Bowls Club, Les Bonnes Boules de Handcross (Petanque Club), Handcross Village Football Club, Handcross Sports & Social Club, Handcross Rifle Club, Warninglid Cricket Club, Warninglid Players, Karate Club, Pease Pottage Village Sports & Social Club, Slaugham Angling Club, Mustard Seed Group, Rosemary Club, Help at Hand, Youth Clubs and teenage clubs.
- 2.17. There are extensive footpath networks, both through the village and around its hinterland. The High Weald Landscape Trail enters the Parish north west of Slaugham and passes through Slaugham Manor southwards to Warninglid and continues beyond the Parish

boundary.

Housing

2.18. There were a total of 1,177 dwellings, of which 1,131 were occupied at the time of the 2011 Census. Of these, 291 were owned outright; 434 were owned with a mortgage; 25 were in shared ownership, 157 were socially rented; 165 were privately rented; 17 were privately rented through other means; 42 were rent free.

2.19. The housing stock of the Parish comprises 370 detached dwellings; 385 semi-detached dwellings; 204 terraced dwellings; 166 flat/maisonette; 30 flat/maisonette in converted or shared house; 15 flat/maisonette in commercial building; and 7 caravan/mobile home.



Figure 4: Foyles, The Street, Slaugham

2.20. Since the start of the Plan period (2014), the Parish has experienced significant growth. As part of the preparation of the District Plan, MSDC have confirmed 115 completions in the Parish since the start of the plan period. A further 815 are committed up to the end of the plan period. This includes the strategic allocation of 600 dwellings, 48 bed care facility, community building, cafe, retail and primary school on land east of Brighton Road, Pease Pottage.

Economic Characteristics (2011 Census)

2.21. The 2011 Census reveals that the number of residents of working age (16-74) was 1949. Of this figure, 1521 (78%) were economically active, and 428 (22%) were economically inactive.

2.22. There are a number of businesses distributed throughout the Parish, including at each of the 4 villages. In addition retail business are located and approved adjacent to the A23 at Wyevale Garden Centre and 4 Front Car Sales.

2.23. Given the Parish's proximity to Gatwick Airport, London and the south coast, it is considered a number of residents commute out of the Parish for employment purposes.

Transport

2.24. The major road in the Parish is the A23, which runs north south connecting London to Brighton. It splits the village of Handcross into two sections. Handcross is at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath.

2.25. Gatwick Airport, which provides both national and international air travel, is 20 miles to the north and is readily accessed via the A272 and A23.

2.26. There is no railway line or railway station in the Parish. Rail commuters in the northern part of the Parish travel to either Three Bridges, Crawley or Horsham whilst those in the central and southern part of the Parish tend to travel to Balcombe or Haywards Heath train station.

- 2.27. Public transport is limited in the Parish. Hourly bus services to Brighton and Crawley run from Pease Pottage and through Handcross and Warninglid. A bus service from Horsham also connects Warninglid with Haywards Heath and serves to transport students to Warden Park in Cuckfield. There is no commercial bus route serving the village of Slaugham.
- 2.28. Handcross also has a community bus with a variety of regular routes to local towns. This is run by volunteers and is dependent upon grants from the district council and local charities as well as fare paying customers.

3. VISION AND OBJECTIVES

Introduction

- 3.1. The NPSG was formed in August 2014 and work commenced on a revised SNP. This included the drafting of a revised Vision and set of Objectives.
- 3.2. The Vision and Objectives set out the aspirations for the Parish over the plan period up to 2031. These are set out below.

Vision:

The Parish will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty (AONB), a pleasant and attractive area to live in and to visit. Its population will have grown sustainably, focussed in one of its four distinct villages.

The historic environment and its setting will be protected and enhanced for the enjoyment of all. Development and change in the Parish will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have stronger protection for the enjoyment of the local community.

The Parish will have retained its essential services and facilities to meet local needs. Handcross will remain the main service centre of the Parish, providing local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new community centre. Warninglid and Slaugham will retain their distinctive identities as small rural villages.

The range of dwellings built over the Plan period will have significantly reduced the local housing need for affordable housing and met the local demand for the types of homes suited to older people and young families. The demand of local people to stay in the Parish will also have been met. The design of new buildings will have met the challenge of low carbon regulations, while being in keeping with the High Weald AONB character.

Traffic calming measures will have addressed the impact of speed within the villages and enable residents to move around the villages safely and enjoyably on foot and bicycle as well as in cars.

Strategic Objectives:

- 1. To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.***
- 2. To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built up areas.***
- 3. To conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting.***

- 4. To ensure that the community has continuing access to adequate, high quality community facilities and recreational open space in each of the four villages.**
- 5. To ensure that these community facilities allow residents of each of the four Villages to create a focal point for community activities and identity.**
- 6. Support the provision of high quality education facilities throughout the Parish for pre-school and primary aged pupils.**
- 7. To support the provision of access to high quality healthcare and opportunities for residents to maintain and enhance their health and well-being.**
- 8. To ensure a supply of homes consistent with identified local housing need, including homes suitable for an aging population and those for younger people, comprising singles, couples and families.**
- 9. To ensure that new homes are energy efficient and are built to a high standard of design at a suitable density, using local materials.**
- 10. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 11. To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.**
- 12. To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/ retail use.**
- 13. To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish.**

4. ENVIRONMENT AND HERITAGE

4.1. This section seeks to address the following strategic objectives:

- 1. To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.**
- 2. To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built up areas.**
- 3. To conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting.**

Policy 1: Protecting the Area of Outstanding Natural Beauty

- 4.2. The majority of the Parish lies within the High Weald AONB. The High Weald Management Plan describes it is “*an area of ancient countryside and one of the best surviving medieval landscapes in Northern Europe...it is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes*”.
- 4.3. The High Weald AONB Management Plan 2014-2019 sets out the long term policy objectives and short term targets for conserving and enhancing natural beauty. The Objectives, together with Indicators of Success and Five-year Targets, are effectively the Plan’s policies and provide the strategic direction for AONB management.
- 4.4. The NPPF sets out the *great weight that should be given to conserving landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty*¹.
- 4.5. SPC therefore wish to support development proposals which conserve and enhance the AONB and have regard to the High Weald AONB Management Plan.

Policy 1: Protecting the Area of Outstanding Natural Beauty

Development proposals within the High Weald AONB will be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan.

Development proposals which support the local economy and social well-being of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB.

Development proposals on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential

¹ Paragraph 115 of the National Planning Policy Framework

characteristics of the AONB, and in particular does not adversely affect the views into and out of the AONB by virtue of it's location and/or design.

Policy 2: Protection of the Landscape

- 4.6. As noted above, the majority of the Parish lies within the High Weald AONB with a small proportion lying outside this protected landscape. This area of land is also valued locally with public feedback highlighting the desire to protect the landscape from development which has an unacceptable impact on the area.

Policy 2: Protection of the Landscape

Development that has an unacceptable detrimental effect on the landscape (which lies outside the AONB) will not be supported other than in exceptional circumstances where the use relates to essential utility infrastructure.

Policy 3: Preventing Coalescence: Pease Pottage Gap

- 4.7. The MSLP (Policy C2) identifies a number of Strategic Gaps to be safeguarded. The policy identifies the Strategic Gap between Crawley and Pease Pottage as such an area to be safeguarded. The objective of the Strategic Gap is to prevent coalescence and retain the separate identity and amenity of settlements.
- 4.8. This approach continues to be facilitated in the emerging MSDP which notes gaps can be identified in Neighbourhood Plans². It is also in accordance with the NPPF.
- 4.9. The area to the north of Pease Pottage (defined on the Proposals Map) is considered an important area to be generally kept free from development in the long term in order to secure the objectives of the Gap. SPC will therefore resist proposals within the Gap unless it meets the criteria identified below.

Policy 3: Preventing Coalescence: Pease Pottage Gap

Development will not be permitted within the Gap (as defined on the Proposals Map) unless:

- 1. it is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;**

² see Policy DP11 of the Submission District Plan (June 2015)

2. it makes a valuable contribution to the landscape and amenity of the Gap and enhances its value as open countryside; and
3. it would not compromise individually or cumulatively the objectives and fundamental integrity of the Gap.

Aim 1: Preserving Settlement Identity

- 4.10. The Parish has four main settlements set within a predominantly rural hinterland. Each of the settlements have their own unique and separate identity. There is a desire locally to retain these rural settlements and the sense of leaving one place before arriving at another.
- 4.11. SPC therefore wish to protect the undeveloped nature of the landscape between the settlements and support the retention of their separate identities.

Aim 1: Preserving Settlement Identity

SPC will not support development proposals where it individually or cumulatively results in the coalescence and loss of separate identity between the four villages of Pease Pottage, Slaugham, Handcross, and Warninglid.

Policy 4: Development outside of Built Up Area Boundaries

- 4.12. SPC wish to protect the valued countryside of the Parish from inappropriate development. SPC will therefore resist proposals outside the built up areas of Handcross, Pease Pottage and Warninglid unless they are necessary for their countryside location.

Policy 4: Development outside of Built Up Area Boundaries

Development proposals outside the built up area boundaries of the Parish will not be supported unless it is necessary for the purposes of agriculture, or some other use which has to be located in the countryside.

Policy 5: Sustainable Development Measures

- 4.13. Sustainable development measures can help minimise vulnerability and provide resilience to the effects of climate change. SPC wish to support development proposals which seek to incorporate measures to mitigate and adapt to the effects of climate change.

Policy 5: Sustainable Development Measures

Development proposals which incorporate efficient and sustainable energy sources (including but not limited to, photovoltaic panels, solar thermal insulation, biomass and heat pumps, and domestic water harvesting/recycling systems) will be supported.

Policy 6: Green Infrastructure

- 4.14. The NPPF defines 'green infrastructure' as a *"network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities"*.³
- 4.15. The benefits that result from this green infrastructure include an enhancement in the visual appearance of the area, provide access for residents to sport, recreation and quiet enjoyment, connected networks for wildlife, helps to reduce flood risk, facilitates non-car modes of travel, and provides allotments.
- 4.16. Well managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health outcomes, economic competitiveness and greater attraction to tourists.
- 4.17. The SNP seeks to both conserve and enhance existing green infrastructure assets, these include but are not limited to Finches Field, Slaugham Pond, Slaugham Common, Nymans and Coos Lane, and ensure new development contributes to the enhancement of this network.

Policy 6: Green Infrastructure

Development proposals, which seek to conserve, maintain and enhance existing green infrastructure network will be supported.

Proposals to provide additional green infrastructure will be supported.

Proposals, which would result in the loss of existing green infrastructure, will be resisted unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates any loss whilst ensuring the protection of the existing ecosystem.

Policy 7: Conservation Areas

- 4.18. The Parish contains 3 designated conservation areas. These comprise of Slaugham Conservation Area Warninglid Conservation Area and Handcross Conservation Area.
- 4.19. Slaugham was designated a Conservation Area in 1984. It includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and which are constructed with sandstone blocks

³ see Annex 2 of the NPPF

occasionally with stone roofs. To the southern end of the village is the parish church of St Mary, which forms an attractive focal point. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion which is a Scheduled Ancient Monument.

4.20. Warninglid was designated a Conservation Area in 1969. The Street, contains a number of buildings dating back to the 16th century. Some of these are Listed as being of special architectural or historic interest. MSDC Local Plan identifies, the following features as contributing to the character of the Conservation Area:



Figure 5: Chantry House, The Street, Slaugham

- the attractiveness of The Street due to the variety in the ages and styles of building;
- the predominant use of traditional and natural building materials e.g sandstone, brick, timber and clay roof tiles;
- the traditional style street lamps and road sign directing traffic to adjacent villages/towns;
- the sense of enclosure created by the buildings and the bank, hedges and tress adjacent to The Street; and
- the village pond with an arching sandstone bridge leading to the drive of Lyndhurst Estate, creating a focal point within The Street.

4.21. Handcross was designated a Conservation Area in 1990. It retains a historic core centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some which are listed, are 18th century or earlier. The High Street is a busy through route and suffers from the effects of traffic. Nevertheless it is still visually attractive and the buildings substantially retain their original character and appearance, and there are a number of interesting features. Further south towards Nymans, as well as several older buildings, trees are important features in the street scene and provide an attractive approach to the village.

4.22. The NPPF makes clear that Conservation Areas and Listed Buildings are ‘heritage assets’ and are an irreplaceable resource that should be conserved in a manner appropriate to their significance.⁴

4.23. The Parish Council supports this requirement, and recognises the importance of heritage assets and the contribution they make to the quality of the area, in terms of local character and distinctiveness, and their associated cultural, economic and environmental benefits.

⁴ see Paragraph 126 of the NPPF

Policy 7: Conservation Areas

Development proposals within or affecting the setting of the Conservation Areas of Handcross, Slaugham or Warninglid will be supported where they have special regard to preserving and/or enhancing the character of the Conservation Area.

Development proposals which respect the following features:

- 1. St. Mary's Church, Slaugham;**
- 2. Slaugham Place;**
- 3. The Street, Warninglid; and**
- 4. High Street, Handcross**

will be supported.

5. COMMUNITY INFRASTRUCTURE

5.1. This section seeks to address the following strategic objective;

- 1. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 2. To ensure that the community has continuing access to adequate, high quality community facilities and recreational open space in each of the four villages.**
- 3. To ensure that these community facilities allow residents of each of the four Villages to create a focal point for community activities and identity.**
- 4. Support the provision of high quality education facilities throughout the Parish for pre-school and primary aged pupils.**
- 5. To support the provision of access to high quality healthcare and opportunities for residents to maintain and enhance their health and well-being.**

Policy 8: Open Space

- 5.2. The NPPF defines open space as “*all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity*”.
- 5.3. This definition is considered to include, but not be limited to, formal space and informal space. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.
- 5.4. The Parish Council therefore seek to resist the loss of existing open space; or alternative, where such loss is unavoidable, secure compensatory mitigatory provision. Furthermore, it is considered that development proposals should include the provision of open space within schemes, to the extent necessary to meet the resultant need, in line with MSDC standards.

Policy 8: Open Space

Development proposals, which provide a mix of formal and informal open space to meet local need, will be supported.

Open space is to be of high quality and serve local need.

Development proposals, which result in the loss of open space, will not be

supported.

Development proposals for the replacement of open space will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs; and**
- 2. Replacement facilities are made available before the loss of the existing.**

Policy 9: Community Facilities

5.5. The parish benefits from a range of community facilities which are primarily focused within the four main settlements.

5.6. Community facilities include doctors surgery, primary schools, private preparatory school, village hall, retail outlets including post office, newsagents, public houses/ restaurants, coffee shops, hair and beauty salons, car repairs, recreation ground including sport pitches, garden centres, petrol filling station and churches.



Figure 6: St.Mary's, Slaugham

5.7. SPC seek to resist the loss of these facilities, or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

Policy 9: Community Facilities

Development proposals, which result in the net loss of community facilities will not be supported.

Development proposals for the alteration and/or replacement of community facilities will be supported where;

- 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs;**

- 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility;**
- 3. Facilities are easily accessible for the benefit of the community;**
- 4. There is no adverse impact on local amenity; and**
- 5. Heritage assets and their setting are protected.**

Policy 10: Superfast Broadband

- 5.8. The NPPF acknowledges that *“the development of high speed broadband technology...plays a vital role in enhancing the provision of local community facilities and services”*. It also encourages Local Plans to *“support the expansion of...high speed broadband”*.
- 5.9. The more rural parts of the Parish suffer from a lack of high speed broadband. Handcross and Pease Pottage connections were upgraded in February 2015. The Parish Council are also aware of plans to improve access in Warninglid. The village of Slaugham and other more remote parts of the Parish do not currently benefit from high speed connections. SPC therefore wish to support proposals to improve broadband access throughout the Parish.

Policy 10: Superfast Broadband

Support will be offered to proposals which seek to provide access to a super-fast broadband network to serve the Parish.

Support will be offered to those proposals which seek the location and design of above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

Aim 2: Pease Pottage: Community Facilities

- 5.10. Pease Pottage is located mainly to the west of the A23/M23 at the junction with Horsham Road. There are currently limited services on offer in the area with the majority of facilities concentrated in and around the e A23/M23 motorway service area. There is therefore currently a lack of community facilities in the area. In lights of this, SPC is in the process of providing a new community centre at Finches Field which will improve the social well being of existing and future residents.
- 5.11. Given the area is set to experience significant growth in the Plan period with the development of the strategic allocation at Pease Pottage, SPC wish to support proposals which bring community benefits to the area. It is considered additional community facilities would help to promote social well being and social inclusion in the area

Aim 2: Pease Pottage: Community Facilities

SPC support development proposals in Pease Pottage which bring community benefits to the area.

The SNP supports the creation of additional community facilities at Pease Pottage to serve the need arising from new users whilst benefiting existing residents of the surrounding area.

Aim 3: Community Infrastructure Levy

- 5.12. The District Council have prepared an Infrastructure Delivery Plan (IDP) to support the emerging District Plan. This sets out and identifies the infrastructure required to support the growth identified within the emerging Plan. The IDP in turn informs the Council's Community Infrastructure Levy (CIL).
- 5.13. The purpose of CIL is to raise funds from developments to help pay for infrastructure that is required to support new development across the district.
- 5.14. The Council are currently progressing their CIL and have consulted on the Preliminary Draft Charging Schedule (August 2015). Once adopted those parishes who have "made" neighbourhood plans will receive 25% of monies collected.
- 5.15. Public consultation feedback has highlighted a local desire to support schemes which deliver traffic management benefits in the area. In particular, SPC wish to support access improvements for pedestrians and cyclists across the Parish .

Aim 3: Community Infrastructure Levy

Upon the adoption of CIL and the making of the SNP, SPC will financially support schemes that reduce traffic speeds and volumes and improve access for pedestrians and cyclists.

6. HOUSING

6.1. This section seeks to address the following strategic objective:

- 1. To ensure a supply of homes consistent with identified local housing need, including homes suitable for an aging population and those for younger people, comprising singles, couples and families.**
- 2. To ensure that new homes are energy efficient and are built to a high standard of design at a suitable density, using local materials.**

Housing Need

- 6.2. As an intrinsic part of the preparation of the Neighbourhood Plan, detailed consideration has been given to the number of houses that need to be delivered in the Parish over the Plan period 2014 - 2031.
- 6.3. The NPPF makes clear that the ambition of the parish should be aligned with the strategic needs of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan; they should reflect these policies and plan positively to support them. Neighbourhood Plans should not promote less development than set out in the Local Plan.⁵
- 6.4. At this time, the District Plan for the period 2014-2031 is still emerging. Whilst a Neighbourhood Plan is not tested⁶ against the policies in an emerging plan, National Planning guidance advocates Neighbourhood Plans are prepared having regard to up-to-date housing evidence that is informing the preparation of the District Plan.⁷
- 6.5. The OAN of the emerging District Plan has been established as 876dpa. MSDC intends to meet this figure until 2023/24, at which time the housing requirement will increase until the end of the plan period (2030/31) in order to meet unmet need for housing arising in the Housing Market Area (predominantly unmet need arising within Crawley). This is subject to Habitats Assessment.
- 6.6. Against this backdrop of need, a significant number of homes have, or will be delivered in the Parish over the Plan period. A recent assessment by the District Council indicates that 115 dwellings have been 'completed' in the parish between April 2014 and April 2017. A further 215 dwellings are 'committed' by the grant of planning permissions; in addition to the approval in 2016 for the development of 600 new dwellings and associated infrastructure on land to the east of Pease Pottage.⁸
- 6.7. As of the 01 April 2017, the District Council estimated that some 931 dwellings have either been completed since the start of the plan period, or are committed to come forward through planning permissions up to 2031, within the Parish of Slaugham. Most of these are focussed in and around Pease Pottage, together with the approval of 90

⁵ see Paragraph 184 of the NPPF

⁶ by reference to compliance with the Basic Conditions in the Town and Country Planning Act

⁷ see Paragraph 41-009-20160211 of the National Planning Practice Guidance

⁸ as allocated through Policy DP9A of the Submission Version District Plan - August 2016

dwellings and associated infrastructure on land at the Hyde Estate, Handcross.⁹

- 6.8. Omitting the 600 dwellings on land east of Pease Pottage, identified to contribute to meeting the unmet needs of the District, a further 331 dwellings are either built or committed to contribute to meeting the Parish's housing need.
- 6.9. To support the emerging District Plan, MSDC have published a spatial distribution of the housing requirement to support the District's housing numbers. MSDC have provided a framework for neighbourhood plans and set out an approximate number of dwellings expected in each settlement or groups of settlements. MSDC have confirmed that due to the over-provision and strategic allocation at Pease Pottage, Slaugham Parish will not be expected to contribute further towards the District residual figure, but may wish to do so in order to boost supply.
- 6.10. SPC undertook a Housing Needs Consideration Assessment in December 2016. This applied different methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics. This provided a range of housing figures for growth of the Parish over the Plan period. At the lower end of the scale was zero, assuming a static population and static household formation rate, and up to 366 dwellings by extrapolating housing growth figures that occurred within the Parish between 2001 and 2011.
- 6.11. Noting this assessment, and the emerging position of housing need through the District Plan, which has followed an upward trajectory, the Parish Council resolved that the housing need for the Parish over the Plan period is likely to be 270-310 dwellings.
- 6.12. The existing supply of completions and commitments¹⁰ indicates this housing need will be met without further allocations in the Neighbourhood Plan. However, the Parish Council are cognisant of national planning guidance which seeks to boost significantly the supply of housing¹¹, and the current continuing uncertainty of the District Plan housing requirements. On this basis, they have resolved to make housing allocation provision for further, modest housing growth in the parish over the plan period. Having regard to the relative scale and sustainability of the Parish's four settlements, and the distribution of completed and committed housing growth and the sustainability merits of the sites considered, SPC have resolved that further growth should be directed to St.Martins Close, Handcross.

Policy 11: St.Martins Close (east)

- 6.13. Land at St.Martins Close (east) is in close proximity to the existing built up edge of Handcross. It lies within the High Weald AONB and is a greenfield site bound by trees and hedges on the southern and western boundary. It's character is influenced by the adjacent residential development in St.Martins Close, which lies to the north and east of the site. Access to the site is readily available via St.Martins Close which is accessed off Coos Lane.
- 6.14. The land is considered suitable for development in the early part of the Plan period (2017-2022). It is envisaged a scheme could accommodate up to 30 residential units which would positively contribute towards the Parish's housing need. It is considered a scheme will provide an appropriate mix of housing to include affordable housing in line with local planning policy.

⁹ see Application Reference 12/04033/OUT

¹⁰ excluding land to the east of Pease Pottage

¹¹ see paragraph 47 of the NPPF

- 6.15. Having regard to the character of the adjacent residential properties, it is envisaged the design will reflect the surrounding character of the area. The retention of the existing tree belt on the western and southern boundary will reinforce the boundary to the countryside. Access to the site would be gained via St.Martins Close.
- 6.16. The Policy also envisages future vehicular and pedestrian access being provided to enable access to land beyond St.Martins Close east.

Policy 11: St.Martins Close (east)

Development proposals for up to 30 residential units on land at St.Martins Close (east) will be supported where:

- 1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to the prevailing character of the surrounding area;**
- 3. Proposals allow for the retention of existing mature trees and hedgerows on the western and southern boundaries;**
- 4. Proposals provide suitable access via St.Martins Close and adequate parking arrangements; and**
- 5. Proposals enable future vehicular and pedestrian access to St.Martins Close (west).**

Policy 12: St.Martins Close (west)

- 6.17. The SNP has been prepared at a time when the housing need for the District is still to be determined through the District Plan Examination. Notwithstanding this, SPC have sought to positively prepare a Neighbourhood Plan which will contribute to the overall housing delivery in the District and seeks to not promote less development than set out in the emerging higher tier plan.
- 6.18. SPC wish to allocate St.Martins Close (west) as a reserve site to come forward in the second part of the Plan period to ensure that emerging evidence of housing need is addressed¹² In line with the National Planning Practice Guidance, SPC will support development proposals for up to 35 residential units on land at St.Martins Close (west) to come forward as a reserve site following the delivery of land at St.Martins Close (east). It is considered a scheme will provide an appropriate mix of housing to include affordable housing in line with local planning policy.
- 6.19. The land is considered suitable for development following the delivery of St.Martins Close (east). It is envisaged a scheme could accommodate up to 35 residential units which would positively contribute towards the Parish's housing need.
- 6.20. It is envisaged the design will respond to the character of the adjacent development at St.Martins (east). Proposals should ensure the retention of existing mature trees and hedgerows. Access to the site is to be gained via St.Martins Close (east).

¹² National Planning Practice Guidance Paragraph: 009 Reference ID: 41-009-20160211

Policy 12: St Martins Close (west)

Development proposals for up to 35 residential units on land at St.Martins Close (west) will be supported following the commencement of St.Martins Close (east). Development proposals will be supported where:

1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;
2. The design positively responds to the prevailing character of the adjacent residential development;
3. Proposals allow for the retention of existing mature trees and hedgerows on the northern, southern and western boundaries;
4. Proposals provide access via St.Martins Close (east); and
5. Proposals provide suitable parking arrangements.

Policy 13: Residential Development within Settlement Boundaries

6.21. Since the start of the plan period, the Parish has had a strong record of windfall development. In addition to allocated sites (Policy 11 and Policy 12), SPC wish to continue to support windfall development which comes forward within the built up areas of Handcross, Pease Pottage and Warninglid.

Policy 13: Residential Development within Settlement Boundaries

Proposals for residential development within the built up areas of Handcross, Pease Pottage and Warninglid (as defined on the Proposals Map) will be supported where proposals:

1. Comprise high quality design;
2. Respect the character and scale of the surrounding area;
3. Respect the amenities of neighbours;
4. Create safe and accessible environments; and
5. Provide adequate parking.

7. ECONOMY AND EMPLOYMENT

7.1. This section seeks to address the following strategic objectives:

- 1. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 2. To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.**
- 3. To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/ retail use.**

Policy 14: Protection of Local Employment Land

- 7.2. There are a significant number of businesses scattered throughout the Parish which collectively provide important sources of local employment. Local employers include commercial and retail providers in Handcross, small-medium business providers in Slaugham and Warninglid as well as commercial businesses, warehouses and shops and services in Pease Pottage.
- 7.3. The NPPF sets out the Governments commitment to *secure economic growth in order to create jobs and prosperity..* and to ensure *that the planning system does everything it can to support sustainable economic growth*¹³
- 7.4. In order to promote a strong rural economy, the NPPF advises neighbourhood plans should *"... promote the retention and development of local services and community facilities in villages...."*.
- 7.5. SPC therefore wish to protect the local business economy and resist the loss of local businesses. It is considered the retention of local employment sources will positively contribute to the viability and viability of the local economy as well as support local employment opportunities.

Policy 14: Local Employment

The loss of any land currently in business or other employment use in the Parish will be resisted unless it can be demonstrated that business use is no longer viable and the site has been marketed for business use for at least 6 months with no interest being shown.

¹³ Section 1. Building a strong, competitive economy, National Planning Policy Framework

Policy 15: Protection of Handcross High Street

7.6. The village of Handcross is split into two sections by the A23. The settlement is predominantly residential in nature. The village centre includes a number of commercial units as well shops and services on the High Street. Nymans which is run by the National Trust is located adjacent to the High Street. The village also benefits from two public houses: the Royal Oak; and the Red Lion. Collectively these provide important sources of local employment .



Figure 7: Public House, Handcross

- 7.7. Public consultation feedback has highlighted a local desire to support existing businesses which provide local services such as the post offices, sandwich and coffee shops on the High Street.
- 7.8. It is considered important to preserve and enhance the vitality and viability of the shops and services on the High Street. In particular, SPC wish to protect existing businesses on the High Street.
- 7.9. In order to sustain the local retail economy, SPC wish to protect the High Street from proposals which seek to change the use of A1 shops and A4 drinking establishments to alternative uses¹⁴.

Policy 15: Protection of Handcross High Street

The SNP supports the protection of existing businesses on Handcross High Street.

Development proposals which seek a change of use from A1/A4 to alternative uses on Handcross High Street (as detailed on the Proposals Map) will not be supported unless it can be demonstrated that the current use is no longer viable.

It must be demonstrated that the site has been marketed for at least 6 months with no interest being shown prior to an application being made.

Aim 4: Handcross village centre

7.10. SPC wish to support local economic growth in Handcross village centre in order to maintain and create jobs and to support the sustainable growth of Handcross. SPC therefore encourage and support local stakeholders to co-ordinate retail operations and to jointly market the village centre to boost the local business economy.

¹⁴ The Town and Country Planning (Use Classes) Order 1987

Aim 4: Handcross village centre

SPC encourage and support retailers and others in Handcross village centre to co-ordinate retail operations and to jointly market the village centre to local customers and visitors.

8. TRANSPORT

8.1. This chapter seeks to address the following strategic objective;

1. To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish.

8.2. Delivering improvement to the existing transport network and associated public transport services, generally lies outside the scope of the SNP, and is reliant on other organisations. However transport issues and measures to improve existing deficiencies are supported by SPC and are therefore included in the SNP.

Aim 5: Quiet Lanes

8.3. Quiet Lanes are defined as “minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles”¹⁵. Quiet Lanes can contribute towards developing integrated transport systems through helping to broaden travel choice by making journeys easier on local lanes by any mode of transport, i.e. giving people the choice to leave their cars at home.

8.4. Quiet lanes can also contribute to improving the safety and the quality of life for residents in rural areas. SPC therefore wish to support the designation of Quiet Lanes by the Highway Authority in the area.

Aim 5: Quiet Lanes

SPC support the identification and designation of Quiet Lanes in the Parish by West Sussex County Council in order to encourage safer use of the shared space between pedestrians, cyclists, horse riders and vehicles.

Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment

8.5. Handcross provides residents with a range of services and facilities .It is considered locally that the village suffers from the effects of traffic congestion due to being at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath.

8.6. Feedback at public consultation events has highlighted concerns with a perceived lack of parking in the village. It is considered that the high visitor numbers to Nymans contribute to local parking issues.



Figure 8: Nymans

8.7. Given the volume of traffic which passes

¹⁵ West Sussex Transport Plan 2006-2016

through Handcross, there is also a local desire to support proposals which offer improvements to the pedestrian environment.

- 8.8. SPC therefore support the creation of additional parking spaces in the Village centre which could both accommodate visitors of Nymans and those visiting the village centre.
- 8.9. In addition SPC support traffic management improvements which bring positive benefits to the pedestrian environment of Handcross.

Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment

SPC will continue to work with local landowners to identify an appropriate location to create off-street car parking in close proximity to the village centre.

SPC will support proposals to facilitate additional car parking for the users of Nymans and the High Street.

SPC will support proposals which seek to improve the pedestrian environment in Handcross.

Aim 7: Traffic Management and Access

- 8.10. Public consultation events have highlighted local concerns at speed limit across the Parish, in particular in and around Pease Pottage, London Road, Horsham Road and Cuckfield Road.
- 8.11. SPC therefore support proposals across the Parish which seek to improve and provide traffic management/calming measures above those already identified in current plans and programs. In addition, SPC support proposals which provide access improvements to community facilities to support the social well being of the Parish.

Aim 7: Traffic Management and Access

SPC support proposals which seek to improve and/or introduce traffic management measurements within the Parish will be supported.

SPC supports proposals which seek to improve access to community facilities within the Parish.

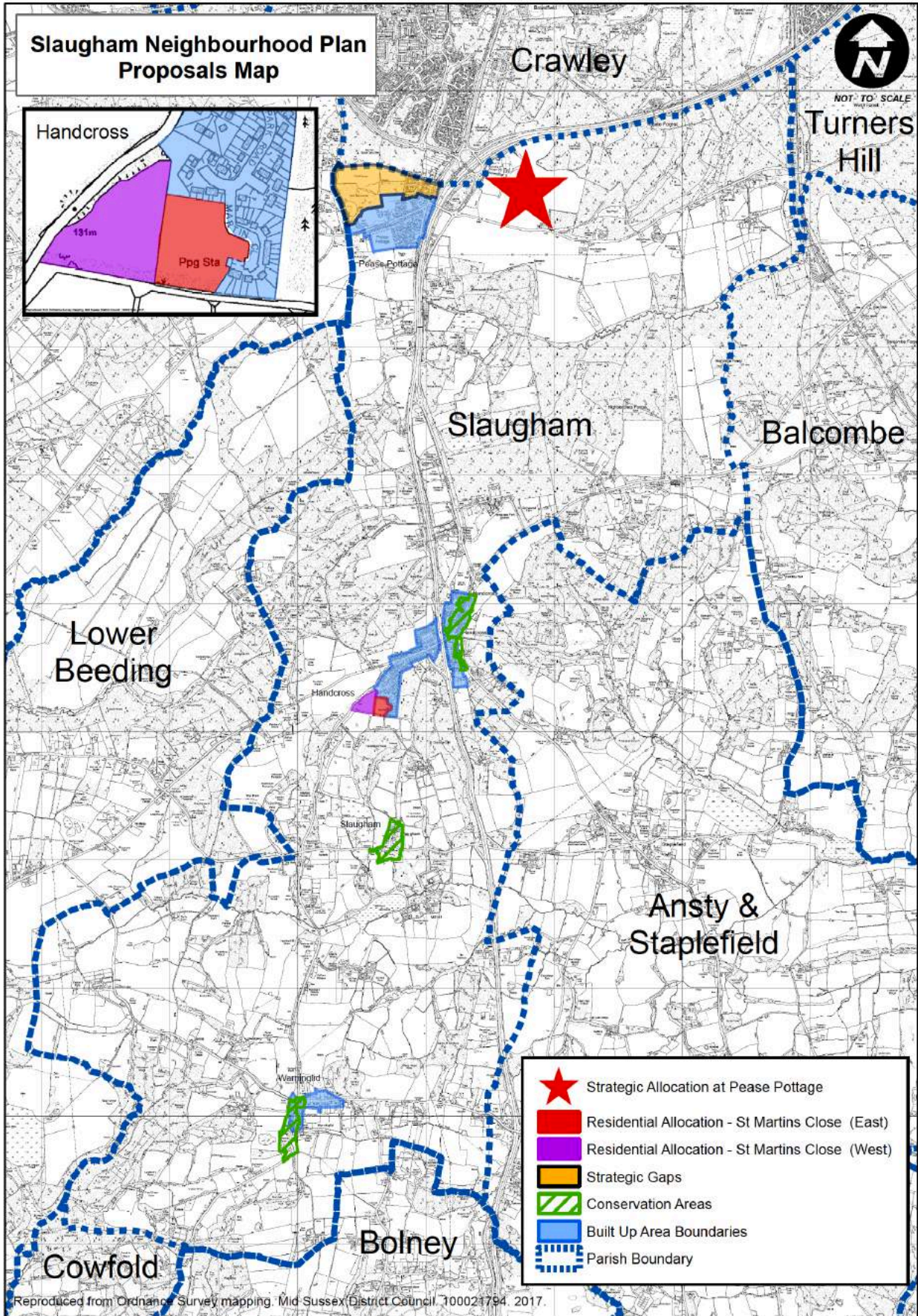
Aim 8: Parking

- 8.12. SPC support development proposals which provide adequate parking in line with West Sussex County Council adopted parking standards. SPC will also encourage and support proposals which seek to exceed parking standards to facilitate parking improvements.

Aim 8: Parking

SPC support proposals which provide parking in line with West Sussex County Council parking standards.

9. PROPOSALS MAP



10. SCHEDULE OF EVIDENCE

National	Date
National Planning Policy Framework	-
Planning Practice Guidance (PPG) Neighbourhood Planning	-
Neighbourhood Planning (GOV.UK)	-
Strategic environmental assessment and sustainability appraisal (GOV.UK)	-
Locality, Communities ambitious for change (Neighbourhood Planning)	-
Office for National Statistics (Neighbourhood)	-
Rural Services Network	-
What is Neighbourhood Planning? Royal Town Planning Institute (RTPI)	-
What is a Neighbourhood Development Plan? (RTPI)	-
Planning for Your Neighbourhood – Statutory Tools (RTPI)	-
Planning for your Neighbourhood: Non Statutory Tools (RTPI)	-
Existing Tools for Neighbourhood Planning (RTPI)	-
Neighbourhood Planning (Historic England)	-
Information to Support Neighbourhood Planning (WSCC)	-
Sussex Biodiversity Record Centre	-
How to access Natural England's maps and data (GOV.UK)	-
Magic (Interactive GIS Mapping)	
South East river basin district management plan	-
Environment Agency Flood Maps & EA What's in your Backyard	-
Guidance For Neighbourhood Planning Grants and Technical Support Locality	-
South East Water, Water Resources Management Plan, 2010-2035.	-
Southern Water Resource Management Plan	-
West Sussex Waste and Minerals Plan	-
Marine Policy Statement.	-
South Marine Plan	-
Mid Sussex Planning Policy	
Mid Sussex Local Plan	2004
Mid Sussex District Plan	-
Mid Sussex District Plan Examination documents	-
Sustainability Appraisal	-
Habitat Regulations Assessment	-
Housing and Spatial Planning	
Housing and Economic Needs Assessment (HEDNA)	February 2015 November 2015 August 2016
Strategic Housing Land Availability Assessment (SHLAA)	-
Mid Sussex District Windfall Study	November 2015
West Sussex Strategic Housing Market Assessment Update	October 2012
Strategic Housing Market Assessment (SHMA) Update 2014	2014
Economic	

Mid Sussex Economic Development Strategy	June 2013
Transport	
Mid Sussex Transport Study Stage 3 Report	December 2016
Environment	
Strategic Flood Risk Assessment	June 2015
Gatwick Sub region Water Cycle Study	January 2011
Capacity of Mid Sussex District to Accommodate	June 2014
Mid Sussex Landscape Capacity Study	July 2007
Parish Based Evidence	
Housing Needs Consideration Report	December 2016
Parish Housing Land Availability Assessment	January 2017