



HURSTPIERPOINT & SAYERS COMMON  
PARISH COUNCIL

**PARISH 2031**  
**Neighbourhood Plan**

**SUBMISSION VERSION**

**March 2014**

## **Parish 2031 Neighbourhood Plan**

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**Note:**

This document is available as follows:

- As a PDF doc on the Parish Council website: [www.hurstpierpoint-pc.org.uk](http://www.hurstpierpoint-pc.org.uk)
- Paper copies for inspection at Hurstpierpoint Library, Trinity Road
- Paper copies for inspection at the Parish Office, Trinity Road
- Paper copies for purchase at the Parish Office, £4.00

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# 1. Introduction:

**Parish 2031** is the Parish Council's Neighbourhood Plan for the whole Parish area for the period up to 2031. It sets out the development principles and allocation of areas for future building and land use.

This SUBMISSION DRAFT Plan has been produced under the authority of the Localism Act 2011 which empowers parish councils and similar community groups to produce their own development plans. The plans, having been subject to rigorous tests to ensure that they comply with the relevant planning law and guidelines, and subject to the support from a local public referendum, then become the local planning guidance for the parish area. All subsequent planning applications would be tested against the policies in this Neighbourhood Plan.

The Neighbourhood Plan process is:

(A) This SUBMISSION VERSION Plan has been published following a 6-week public consultation process (the CONSULTATION DRAFT) ending 20 May 2013. We have taken account of the comments made and where appropriate have incorporated them into this Submission Version.

(B) This SUBMISSION VERSION Plan is lodged with the Local Planning Authorities, Mid Sussex District Council and the South Downs National Park Authority. If approved it will then be published for a further 6-week public consultation period.

(C) The SUBMISSION VERSION Neighbourhood Plan will then be assessed by an independent examiner, appointed by Mid Sussex District Council, and with the agreement of South Downs National Park Authority. This tests the legal correctness and conformity of the Plan, to ensure that it has properly considered other existing and formally adopted planning documents.

(D) If approved, the Plan will be put to a public referendum of the electors of the Parish. The Plan will be formally adopted if it is supported by over 50% of those voting. The question for the referendum will be:

*'Do you want Mid Sussex District Council and South Downs National Park Authority to use the neighbourhood plan for Hurstpierpoint and Sayers Common Parish area to help it decide planning applications in the neighbourhood area ? '*

Following this process and its expected timetable, it is hoped that the public referendum will be in Autumn 2014.

For further information about the background to this PLAN, please contact:

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## 2. Background and general policies:

### 2.1 Public consultation and feedback

The Parish Council decided in late 2011 to proceed with producing its own Neighbourhood Plan. In early 2012 we sent out questionnaires to the whole Parish area, and held three public meetings: on the vision for our community, the future of housing, and the countryside & heritage. We asked some basic questions about how people wanted to see their community in the future, and received some very helpful feedback. We have also pulled together a lot of information about our villages and our countryside.

A public exhibition of suggestions for the Neighbourhood Plan was launched in October 2012 in both Hurstpierpoint and Sayers Common and attended by over 520 residents. Over 400 written responses were received which have helped the Parish Council to develop the policies in this Plan.

#### Key themes from the feedback:

- Support the Vision Statement and Objectives
- Protect the countryside
- Avoid coalescence of the existing villages, keep countryside gaps
- Avoid development 'corridor' linking to A23 on A2300 road
- Deal with traffic congestion
- Ensure enough school places

### 2.2 Parish Vision and Strategic Objectives

As a result of all these consultations and surveys the Parish Council has adopted the following Vision Statement and Strategic Objectives. These statements will be used to test every policy in this Plan:

#### Parish vision statement:

"We want to keep the village-feel of our community, and keep it a thriving and attractive Parish, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our area and the quality of life for all, now and in the future."

#### Strategic Objectives for the Neighbourhood Plan

- Keeping the village-feel and sense of place
- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles

(NOTE: These objectives are consistent with MSDC emerging draft District Plan May 2013 Paragraph 2.11- Strategic objectives for the District Plan.)

### 2.3 Sustainability Appraisal

As part of the gathering of evidence and the consultation with other authorities, the Parish Council has published its Sustainability Appraisal Scoping Report (January 2013) and has published its Sustainability Appraisal (March 2013), which contains the methodology and data analysis from which this Plan has been prepared. The Sustainability Appraisal is a 'live' document and has been continuously updated.

### 2.4 Built-up areas

The proposals maps which form part of this Plan define 'built-up areas' for Hurstpierpoint and Hurst Wickham, Sayers Common and Goddards Green. The area outside these is 'countryside'. Where relevant, the policies of the Mid Sussex District Local Plan (2004) shall apply to these areas.

## **2.5 Burgess Hill ‘Northern Arc’ development**

The proposed Northern Arc development, as defined in the emerging draft District Plan (2013) and the Burgess Hill Town Council ‘Townwide Strategy’ (2013) forms a major component of the District Plan and of the development plans of Burgess Hill. The western part of the ‘Arc’ is located within the Parish and within the scope of this Neighbourhood Plan, which includes employment and recreation land allocations which are consistent with the emerging District and Burgess Hill Plans.

## **2.6 Other Plans and policy frameworks**

Our Neighbourhood Plan has to conform with and take account of the policies produced by senior and neighbouring authorities. We have consulted with and taken account of the following:

- 1. Mid Sussex District Council – Local Plan 2004**
- 2. Mid Sussex District Council – emerging Draft District Plan 2013**
- 3. National Planning Policy Framework 2012**
- 4. West Sussex County Council – Waste Local Plan (Submission Draft - November 2012)**
- 5. South Downs National Park Authority – emerging policies**
- 6. Burgess Hill Town Council – emerging Neighbourhood Plan and Townwide Strategy (2013).**
- 7. Ansty and Staplefield Parish Council emerging Neighbourhood Plan**
- 8. Albourne Parish Council emerging neighbourhood plan**
- 9. Hassocks Parish Council – emerging Neighbourhood Plan**
- 10. West Sussex County Council – Minerals Local Plan (2003)**
- 11. South Downs National Park – emerging plan polices**
- 12. Hurstpierpoint & Sayers Common Village Design Statement (2004)**

## **2.7 Policies and Aims**

In some of the responses to the CONSULTATION DRAFT Plan of May 2013, it became clear that some Policies did not directly relate to land use or development and should therefore not be part of a Neighbourhood Plan. However, these were reasonable aspirations of the Parish Council and should continue to be included as such in this SUBMISSION DRAFT Plan. These aspirations have therefore been brought forward from the CONSULTATION DRAFT and labelled as ‘AIMS’.

## 3. Countryside, landscape and conservation

### 3.1 Countryside area of development restraint

The Countryside of the Parish is defined as all that area outside the defined built-up areas, as shown on the proposals maps.

The southern part of the Parish area is in the South Downs National Park and the planning policies of the Park Authority will prevail. The remainder of the Parish area is within the Low Weald area, largely under agricultural management, and interspersed with woodland, hedgerows, copses, and minor ponds and watercourses. The random pattern of small fields of the area, contributes to the landscape character and the diversity of flora and fauna. The countryside also contributes to the definition and setting of the built-up areas, the Conservation Areas of Langton Lane and Hurst Wickham, and of particular historic buildings including Danny House and Hurstpierpoint College.

#### **POLICY Countryside C1 Conserving and enhancing character:**

**Development, including formal sports and recreation areas, will be permitted in the countryside, defined as the areas outside the built-up boundaries on the Policies Maps, where:**

- **It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;**
- **It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;**
- **It is supported by a specific policy reference elsewhere in this Plan.**

(NOTE: Policy consistent with NPPF Section 11 – Conserving and enhancing the natural environment)

(NOTE: Policy consistent with MSDC Local Plan 2004 Policy C1 – Protection and enhancement of countryside.)

The area of the Parish immediately south of Hurstpierpoint village lies within the South Downs National Park for which new planning policies are being developed through the emerging South Downs National Park Local Plan (an Options Consultation Document is to be published in February 2014). The South Downs National Park Authority (SDNPA) has also adopted the Partnership Management Plan (2014-2019). This sets out how the SDNPA will work with its partners to conserve and enhance this special place and manage change on a sustainable basis.

The National Park designation confers the highest status of protection in terms of landscape and natural beauty in England. Great weight should be given to this as well as to the conservation of wildlife and cultural heritage. The DEFRA National Park Circular (2010) identifies the need for a “collective renewed focus” of all Government and public bodies and statutory undertakers on achieving the National Park purposes. There is a socio-economic duty which should be considered in pursuing the two purposes.

#### **POLICY Countryside C2 South Downs National Park**

**Any development that lies within the South Downs National Park shall ensure that the two purposes of National Park designation are achieved. The purposes, set out in the Environment Act 1995, are to:**

**Conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and**

**Promote opportunities for the understanding and enjoyment of the National Park’s special qualities by the public.**

**In pursuing these purposes there is a duty on the National Park Authority and other public bodies to:**

**Seek to foster the economic and social wellbeing of local communities within the National Park.**

**Development in the Parish that contributes to the setting of the South Downs National Park will only be permitted where it enhances and does not detract from the National Park's visual qualities and essential characteristics.**

### **3.2 Defining existing settlements and prevention of coalescence**

The pattern of this area of central Sussex is defined by the high density of small towns and villages separated by countryside, mostly under agricultural management, and areas of woodland. Each settlement has its own community and distinct character and local history which contribute to the quality of life in this part of the county. The area of the Parish is no exception to this and sometimes small distances between neighbouring towns and villages require protection from new development which could otherwise lead incrementally towards coalescence of settlements, the inter-visibility between separate communities, or a change in their pattern which could urbanise their character. Local Gaps in accordance with District Plan Policy DP10 and Local Plan Policies C2 & C3, and are identified where development would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of neighbouring settlements.

#### **POLICY Countryside C3 Local Gaps and Preventing Coalescence:**

**Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy:**

**Hurstpierpoint and Hassocks;  
Sayers Common and Albourne;  
Hurstpierpoint and Albourne;  
Hurstpierpoint and Burgess Hill.**

(NOTE: Policy consistent with MSDC Local Plan 2004 Policies C2 & C3 – Preventing Coalescence.)

### **3.3 Quiet Lanes**

Some country lanes in the Parish contribute to recreation and the enjoyment of the countryside, by cycling, walking and horse-riding. The banks and hedgerows alongside the lanes also contribute to the biodiversity of the countryside by providing habitats for their conservation. The Highway Authority will be encouraged to define the following as 'Quiet Lanes' to be protected by limiting width and restricting access, but still operating as public highway: Langton Lane, Pookbourne Lane, Bishopstone Lane, Gatehouse Lane, Danworth Lane/High Hatch Lane, Pompers Lane, Pangdean Lane, Policemans Lane (Public highway section), New Way Lane and Jobs Lane.

#### **AIM Countryside C4 Quiet Lanes:**

**The Highway Authority shall be encouraged to identify and implement 'Quiet Lanes' to reduce vehicular speeds and encourage shared space between vehicles, pedestrians, cyclists and equestrians.**

### **3.4 Conservation Areas in the built environment**

There are three existing Conservation Areas around Hurstpierpoint: Langton Lane, High Street, and Hurst Wickham which will continue to be preserved for their intrinsic character and contribution to the local built environment. In 2011 work was undertaken by the conservation group Hurstpierpoint Society in conjunction with Mid Sussex District Council, to review the Areas and propose extension and modification. The changes were never formally introduced but the work should be revived and appropriate changes introduced, to maintain and where possible enhance the environment of the growing village.

The three Conservation Areas in Hurstpierpoint village have boundaries onto countryside. The settings of the Areas in the context of the adjoining fields and woodland are an important part of their conservation.



**POLICY Countryside C5 Conservation Areas:**

**(1) The Local Planning Authority shall be encouraged to review the existing Conservation Areas of Langton Lane, High Street, and Hurst Wickham for possible modification and extension.**

**(2) New development in the countryside adjacent to Conservation Areas will be permitted where it does not conflict with other Countryside policies and where the settings of the Areas are not harmed.**

(NOTE: Policy consistent with NPPF Section 12 – Conserving and enhancing the historic environment)

(NOTE: Policy consistent with MSDC Local Plan 2004 Policy B12 – Conservation Areas. )

**3.5 Hurstpierpoint College**

The College is a valuable and distinct institution forming a campus which includes a number of Listed buildings and others of architectural merit. Set apart from the built-up area, the setting of the College in open countryside is a valuable part of the landscape of the Parish areas, with attractive views towards the College and outward from within the campus.

**POLICY Countryside C6 Hurstpierpoint College:**

**Development will be permitted within the environs of Hurstpierpoint College where:**

- **It does not detract from the special architectural character and appearance of the existing collection of buildings and their setting in the landscape;**
- **It complies with the requirements of Policy C1 - Conserving and enhancing character;**
- **It enhances the role of the College as a school and local employer;**
- **It does not detract from the visual setting of the college campus in the surrounding countryside.**

(NOTE: Policy consistent with NPPF Section 12 – Conserving and enhancing the historic environment)

**3.6 Little Park Woodland**

The area of ancient and other woodland, at Little Park, The Wilderness and Tilleys Copse is a valuable component of the landscape adjacent to the built-up area in Hurstpierpoint. With the allocation of future housing sites HP07 and HP08 to the east of the woodland, there is an additional need to ensure its continued protection and linked to the development of those sites, measures are necessary to ensure the ongoing protection and preservation of this area.

**POLICY Countryside C7 Little Park and Tilleys Copse Woodland:**

**In conjunction with the development of housing (POLICY H3) the area of ancient and other woodland, at Little Park and Tilleys Copse shall be permanently protected and conserved by the creation of a management trust.**

**3.7 Areas of Conservation and Countryside interest - Pondlye**

The water feature of Pondlye, Cuckfield Road, lies alongside a public right of way within the countryside and is a Site of Importance for Nature Conservation (SNCI). Being the largest such feature in the Parish, and because of its setting, the pond and its immediate surroundings are valuable and diverse habitat for flora and fauna and of conservation interest, and its status shall be protected.

## 4. Amenities

### 4.1 'Hurst Meadows' countryside public open space

The countryside around the Parish has a comprehensive network of public rights of way, footpaths and bridleways. However, opportunities for more extensive informal recreation (walking, picnicking, games) in the countryside is limited, which the creation of an area of 'country park' would help to address, by allowing easy access from the built-up areas. Also, a parcel of land in a sensitive landscape area, owned and managed by the community, would provide protection from development in the future, and provide a long-term legacy to later generations in the Parish.

The area of agricultural land north of the ridgeline of Hurstpierpoint, and towards Hurstpierpoint College, has landscape value, sloping downwards towards the north, and affording long-distance views from the 'Millennium Walk' from Hurst Wickham to St Georges Chapel and west. As part of the housing development of Little Park and land north of Highfield Drive (see Policy H3) a parcel of approximately 16 Ha (40 Ac) would be designated as 'Hurst Meadows' countryside public open space, to be owned by the community (either the Parish Council or a purpose-formed trust) in perpetuity, for the benefit of the residents of the Parish for informal recreation. The area would be provided with footpaths and picnic areas, as well as areas for specific flora and fauna conservation habitats. A Management Plan would be prepared and implemented by the Parish Council and other local special interest groups.

#### **POLICY Amenities A1: Hurst Meadows:**

**In conjunction with the development of housing (POLICY H3) a new area of countryside public open space for informal recreation ('Hurst Meadows') should be provided as follows:**

- a) To be owned by the Parish Council or other specially created trust.**
- b) To be covenanted against development or building in perpetuity.**
- c) A 'Management Plan' shall be prepared in conjunction with local special interest groups, to decide the layout and any special features.**
- d) To include areas for the conservation and preservation of flora and fauna.**
- e) To have a financial fund to provide for its maintenance for not less than 20 years.**

(NOTE: Policy consistent with NPPF Section 8 – Promoting healthy communities.)

### 4.2 Health Services

There is a substantial Health Centre in Hurstpierpoint, constructed in 2007, which serves the needs of the Parish area. There is also a dental practice in the village. Residents of Sayers Common have the choice of the facilities in Hurstpierpoint or nearby Burgess Hill. Hospitals, with A & E services, are available at Haywards Heath and east Brighton, about 25 and 40 minutes drive respectively.

### 4.3 Schools

St Lawrence primary school, in Hurstpierpoint, has a 2-form entry (maximum 60 children per year group) but has recently decided to increase to 3-form, increasing the school size from 420 to 630 over the next few years. The Primary School should remain at its present site, being part of the 'hub' of the village and adjacent to other community facilities and shops. It is important that primary age school children in Hurstpierpoint should be able to attend school in their village.

There is no mainstream school in Sayers Common and primary age children usually attend the facility in nearby Albourne.

Secondary school places are largely served by Downlands Community School in Hassocks, to which most children in the Parish attend.

Hurstpierpoint College is a major mixed independent school in the Parish, but taking students from a much wider catchment. LVS school in Sayers Common provides for particular needs and serves a wide catchment, beyond the Parish area.

Further education services are available in Haywards Heath, Brighton, and Crawley, and with some vocational training in Burgess Hill.

#### 4.4 Recreation Grounds

Recreation grounds are owned and operated by the District Council at Court Bushes and Fairfield (Hurstpierpoint) and Berrylands (Sayers Common). The Parish Council owns and operates the grounds at Reeds Lane (Sayers Common) and South Avenue (Hurstpierpoint).

The Local Plan (2004) identified a deficit of outdoor recreation space in the College Lane, Hurstpierpoint area. The provision of informal open space under POLICY Amenities A1 – Hurst Meadows will substantially fulfil this requirement. The Plan also identified a need for expanding the existing Fairfield Recreation ground, Hurstpierpoint, for formal outdoor playing area. There is an opportunity to provide this space in conjunction with new housing development at Chalkers Lane.

#### **POLICY Amenities A2: Fairfield Recreation:**

**A site is allocated for an extension of Fairfield Recreation Ground to provide additional formal playing space.**

(NOTE: Policy consistent with NPPF Section 8 – Promoting healthy communities.)

(NOTE: Policy consistent with MSDC Local Plan 2004 – Policy HU2 - Fairfield Recreation Ground)

#### 4.5 Formal sports facilities – Burgess Hill ‘Northern Arc’

Extensive sports facilities exist at Hurstpierpoint College and there is a significant equestrian showground at Hickstead, both in the Parish area. There are football pitches at Fairfield Recreation ground (Hurstpierpoint) and Berrylands (Sayers Common) and a cricket pitch at Fairfield. There are bowls and tennis facilities at South Avenue Recreation ground (Hurstpierpoint).

In recent years there have been informal proposals to relocate the Hurstpierpoint Football Club activities from Fairfield Recreation Ground (and other grounds that it uses outside the Parish) onto Court Bushes Recreation Ground in Hurstpierpoint. While there are some technical matters which make such a move potentially expensive it is considered that the proposal deserves further investigation.

The town of Burgess Hill, which abuts the Parish, in its Townwide Strategy (2011) proposed an area for formal Outdoor Community Sports south of the A2300 road, to serve the needs of the expanding town in the Plan period. This area would be an integral part of the ‘Northern Arc’ Development Plan identified by the emerging District Plan and the Burgess Hill Townwide Strategy, but lies wholly within the area of this Neighbourhood Plan.

#### **POLICY Amenities A3: Northern Arc Outdoor Community Sports:**

**An area for Outdoor Community Sports shall be provided as part of the Burgess Hill ‘Northern Arc’ Development Plan, adjacent to the A2300.**

(NOTE: Policy consistent with NPPF Section 8 – Promoting healthy communities.)

#### 4.6 Community facilities

Meeting places are available in Hurstpierpoint (Cadets, Scouts, Guides, Services Club, and church halls, as well as the Village Centre complex in Trinity Road). All these are well subscribed and generally in good states of repair. There have been recent attempts to find a location for a community meeting place in the general Willow Way area. The sports pavilion in Fairfield Recreation Ground is leased by the Hurst Cricket Club from Mid Sussex District Council. The building is in poor condition but a good location and could provide the basis of a sports and community facility.

#### **POLICY Amenities A4: Fairfield Pavilion:**

**The Fairfield Recreation Ground pavilion is allocated for future development as a community and sports facility.**

Sayers Common has a village hall owned and operated by a local community group. The Parish Council has supported previous suggestions from the community that it could be upgraded and possibly expanded to include a community –run shop.

#### **4.7 Places of worship**

Formal places of worship are present in Hurstpierpoint (Anglican, Methodist, Free Evangelical, and Catholic churches) and Sayers Common (Anglican). There are also a number of large-congregation churches in neighbouring Burgess Hill, some occupying school buildings and former industrial buildings. It is not felt necessary to allocate more provision in the Plan period.

#### **4.8 Allotments**

The Parish Council owns and operates the allotment site at Albourne Road, Hurstpierpoint with approximately 80 plots. Further privately run small sites are operating in South Avenue, College Lane and Sayers Common. An arrangement exists between the Parish Council and Burgess Hill Town Council for the sharing of some plots at the Town Council's site in Malthouse Lane. The Parish Council's waiting list has been reducing in recent years, following a sudden surge in demand in the early 2000's. It is not felt necessary to allocate more provision in the Plan period.

#### **4.9 Cemetery**

The Parish Council owns and operates the only cemetery in South Avenue, Hurstpierpoint. At its current rate of use it is estimated that it has between 10 and 15 years capacity. The Council has acquired (through a long lease with West Sussex County Council) a parcel of land at St Georges Place which has a capacity of approximately 500 plots and an estimated life of over 50 years. Planning permission for this site was previously granted but has expired.

#### **POLICY Amenities A5: Cemetery:**

**Land at St Georges Place is allocated for future use as a cemetery.**

## 5. Housing

### 5.1 Housing targets:

The Mid Sussex District Council report: Local Housing Assessment (updated October 2011) sets out the calculation of housing need based on three different approaches. Each needs to be taken into account, but the total need is not a sum of the elements:

Household formation (the changes in average size of households)  
Demographic changes (migration, births and mortality rates)  
and  
Economic changes (job formation and growth)

Household formation: National and regional forecasts estimate the average household size to fall from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%. If this was applied to the Parish, and if the population did not change, there would be a requirement for 4.8% more homes to cater for the Plan period. The 2011 Census confirmed a total of 2,913 household in the Parish and this represents an additional 140 homes.

Demographic changes: The Housing Assessment reports the Office for National Statistics prediction for the whole District to be an increase of 17,900 on the 2011 Census population of 139,860. This is an increase of 12.8%, based on current birth and mortality trends, and including net migration, but not taking account of specific planning policies which could introduce different housing allocations. If applied to the Parish, this would increase the estimated population by 910, from 7,112 in 2011 Census, to 8,022 in 2031. On the assumption of predicted household size, this suggests a further 395 houses.

Economic changes: The Housing Assessment for the District projects the economic growth at 3% GVA per annum in the Plan period, leading to an additional 380 jobs per annum. On a straightforward population proportionate calculation, the average job creation in the Parish would therefore be around 17 per annum through the 20 year Plan period. Such job creation of 340 over the Plan period, based on 55% of the population being typically 'economically active', leads to a population increase on the Parish of 620, and a corresponding housing need of 270.

The Proposed Submission Version Mid Sussex District Plan (2013) proposes that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, will allocate sites for 4,000 homes. The demand for housing in this Neighbourhood Plan assumes that this development would absorb a significant part of the demographic and economic growth in the southern part of the District. The Townwide Strategy Northern Arc Development (Mid Sussex District Plan - 2013 – Policy Code DP5 and DP7) is in part facilitated by this Plan's development policies for Goddards Green (see Policies E1 and A3).

Therefore, to meet the needs of the future populations of the Parish, the number of new houses in the Plan period would range from 140 to 395. However, allowing for additional economic growth generated by demands from outside the Parish a target in the higher end of this range would be appropriate, tempered only by the larger allocations in the Burgess Hill Northern Arc development.

### 5.2 Availability of housing sites:

The two existing settlements in the Parish, Hurstpierpoint and Sayers Common, are limited in their capacity to provide new sites for housing. New housing development which had a major impact on the character of the existing settlements and could not be accommodated without a significant upgrade of infrastructure, such as additional schools and new roads, other than estate roads, would be resisted. Such changes would alter the shape and settlement pattern with detrimental effects on the communities and harm the 'village feel' which is strongly supported by local people.

The two villages sit amongst extensive areas of countryside (fields, woodland and hedgerows). However, there are situations where ready access by local people into the countryside is restricted and confined to lanes, bridleways and footpaths. The provision of new housing can create an opportunity to also provide large open areas of parkland, woodland and fields, adjacent to the built-up zones, which would be owned and managed by the local community, for recreation and conservation for the whole community.

Any new housing development in the two villages shall take account of the constraints pertinent to each area. In particular:

### Hurstpierpoint:

- the capacity of the existing primary school on a constrained site, and the lack of a suitable alternative sustainable location;
- the constrained capacity of Downlands Community School, the main provider for secondary education for Hurstpierpoint;
- the congestion of the central thoroughfare (High Street) with no alternative relief route;
- the settings of the three existing Conservation Areas and the significant listed buildings comprising Hurstpierpoint College, where there is a presumption against new development close to these zones;
- the National Park boundary;
- the requirement to maintain the settlement pattern and to avoid coalescence with neighbouring settlements.

The 'Site availability' Map shows the areas around Hurstpierpoint village where there would be presumption against new development.

**POLICY Housing H1: Hurstpierpoint: new housing development: To meet the future needs in and around the Parish new housing development will be permitted in areas which:**

- (a) positively enhance the existing settlement pattern of the village;**
- (b) can also provide significant areas of parkland adjacent to the built zones, to be owned and managed by the local community;**
- (c) do not harm the countryside around and approaching the Conservation Areas of the village;**
- (d) do not harm the countryside around and approaching campus of Hurstpierpoint College;**
- (e) do not contribute to any coalescence between the village and the built-up area of Hassocks.**

(NOTE: Policy consistent with NPPF Section 6 – Delivering a wide choice of high quality homes.)

(NOTE: Policy consistent with NPPF Paragraph 48 – allowance for 'windfall' homes.)

### Sayers Common:

- The lack of existing infrastructure (school, shops, doctors surgery);
- The lack of transport connections and distance from rail transport;
- The significant surface water flooding issues through lack of natural falls and a suitable watercourse running west from the village;
- the requirement to maintain the settlement pattern and to avoid coalescence with neighbouring settlements;

Most of the village lies on a level area and impermeable soils, which means that all surface water has to drain westwards through ditches and culverts in riparian ownership, passing through Twineham eventually reaching maintained main river near Shermanbury, some 3 km away. At times of heavy rainfall, surface waterflows rapidly from the surrounding topography towards the Centre of the village. This is retained in the village, due to the inadequacy of the drainage system, the lack of gradient away to the west and creates localised flooding. The existence of old 'combined' wastewater and surface water sewers, leads to overloading of the wastewater systems, including those affecting newer properties.

Until a comprehensive scheme is implemented to address the drainage, there shall be no further housebuilding.

**POLICY Housing H2: Sayers Common: new housing development: To meet the future needs in and around the Parish new housing development will be permitted in areas which:**

- (a) positively enhance the existing settlement pattern of the village**
- (b) can enhance the flood and drainage management in the village**

(NOTE: Policy consistent with NPPF Section 6 – Delivering a wide choice of high quality homes.)

(NOTE: Policy consistent with NPPF Paragraph 48 – allowance for 'windfall' homes.)

### 5.3 Selection of housing sites:

In the course of the preparation of this Plan a Housing Sites Appraisal was undertaken around the Parish, and 25 separate locations were evaluated against fixed criteria. As a result the sites in the following table meet the criteria and Housing Policies H1 and H2:

	Location (ref)	Number of houses	Note
<b>Hurstpierpoint</b>	Highfield Drive (HP01)	17	
	Chalkers Lane (north) (HP14)	38	Permission granted
	Chalkers Lane (south) (HP15)	57	Permission granted
	Little Park (HP07 + HP08)	140	
<b>Sayers Common</b>	No sites identified, but allow for 30 to 40	30 to 40	
<b>TOTAL for Parish</b>		<b>282 to 292</b>	

In the CONSULTATION DRAFT Plan the combined total of house numbers in Chalkers Lane (North) (HP14) and Chalkers Lane (south) (HP15) was 65. However, permission was subsequently granted for a combined total of 95 and this larger number has now been included in this SUBMISSION VERSION Plan.

**POLICY Housing H3: Hurstpierpoint allocated sites:  
The following sites are allocated for new housing in Hurstpierpoint:**

- (1) Highfield Drive (ref; HP01) 17 houses;
- (2) Chalkers Lane (north) (ref; HP14) 38 houses;
- (3) Chalkers Lane (south) (ref; HP15) 57 houses;
- (4) Little Park (ref; HP07 and 08) 140 houses.

**POLICY Housing H4: Sayers Common housing sites:**

**New housing at Sayers Common will be permitted once the existing drainage infrastructure issues have been resolved to remove the incidence of localised flooding. Within the Plan period the village will accommodate 30 to 40 new homes. A review and appraisal of deliverable housing sites will be undertaken at an early stage in the Plan period.**

### 5.4 Phasing of housing construction:

The community of Hurstpierpoint has limited services, such as schools, healthcare and community and sports facilities, which will have to expand to meet the growing population. Sayers Common is particularly constrained by the lack of capacity in the existing wastewater drainage system, and the current inadequacies of the surface water drainage. The provision of necessary road improvements, and pedestrian and cycle routes, and the requirements of sufficient wastewater collection and treatment systems to ensure statutory environmental standards are upheld at all times, are a necessary requirement in meeting the extra demands placed by new houses. The construction of new homes should be phased to limit any sudden impact of increased population and to allow time for local services to be expanded.

**POLICY Housing H5: Phasing of construction:  
New housing will be permitted when and where it is demonstrated that there is the necessary capacity in the community and physical infrastructure.**

## 5.5 Housing development principles and Village Design Statement

All new housing developments shall be designed in their layout, density, housing mix, styles and treatment of open and other shared space, to reflect the village character of the Parish. This treatment will be seen in the use of materials, colours, street furniture and signage.

Each site proposed for housing development shall have a full assessment of infrastructure needs and environmental impact, to optimise benefit to the community with the least possible harm.

### **POLICY Housing H6: development principles:**

**House designs and the layouts and densities shall respond to and enhance the village character of the area and shall follow the Village Design Statement (May 2004).**

(NOTE: Policy consistent with NPPF Section 7 – Requiring good design.)

**POLICY Housing H7: Housing sites infrastructure and environmental impact assessment: All new housing developments shall be assessed for the following and have corresponding financial contributions towards the cost, and/or contributions of land, and/or amelioration systems included in the development:**

- a) the provision of a satisfactory access point or points to the site for motor vehicles, cyclists and pedestrians;
- b) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of traffic and the provision of any necessary off-site transport improvements;
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area;
- d) the retention and protection of significant landscape features within the site and along the site's boundaries;
- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- f) the provision of adequate surface water and foul water drainage capacity;
- g) the provision of, or financial contributions towards, community facilities and the provision of public open space;
- h) the provision of parkland areas, to be owned and managed by the local community.

## 5.6 Affordable homes for rent and assisted purchase:

The provision of Affordable Homes as an integral part of new housing development is a key requirement.

### **POLICY Housing H8: Affordable Homes:**

**On housing developments of 4 or more dwellings, there will be a 30% 'affordable' homes content, for rent and assisted purchase schemes for local people, with not more than 25% of affordable homes being of shared ownership. On residential developments of less than 4 dwellings and in other circumstances where on-site provision is not practicable a commuted payment towards off-site provision will be required equivalent to providing 30% on-site affordable housing provision.**

## 5.7 Small sites:

It is acknowledged that unidentified small sites for housing may emerge during the Plan period. These sites will be within the defined 'built-up' areas of the existing settlements



**POLICY Housing H9: Small Sites:**

**Small sites of less than 7 homes within the defined settlement built-up areas will be considered on their planning merits, and might contribute 20 to 25 new homes over the Plan period.**

**5.8 Housing for elderly and infirm:**

Over the Plan period it is recognised that there will be an increasing proportion of elderly and sometimes infirm people requiring housing.

**POLICY Housing H10: Small dwellings:**

**New housing developments should have a proportion of small homes with ground-floor accommodation designed for people with access and movement difficulties.**

## 6. Economy and employment

### 6.1 Overview:

This Plan seeks to set a framework which will encourage economic development in a wide range of activities, to the benefit of the whole community. The framework will endeavour to:

Encourage existing businesses to prosper

and

Attract new businesses with high-quality employment opportunities.

There are about 130 businesses in our Parish, ranging from one person working from home, to successful large employers such as Friday-Ad and Hurstpierpoint College, in the following categories .

- Independent retailers;
- Farming community;
- Large employers (schools, publishers, building trade, health services);
- Small service-sector;
- Tourism.

The following issues are key elements of the policies in the Plan:

- a) The Parish is in an area of generally high employment levels, mainly in the service sector. Over the next 20 years it is not expected that this balance will significantly change, but there is likely to be a need for more flexibility in the patterns of work, and where it is undertaken.
- b) The importance to village life of a diverse and thriving retail sector in Hurstpierpoint village centre is well understood, and this Plan seeks to ensure its continuing prosperity.
- c) The desire to encourage people to work near their homes, avoiding excessive travel and sustaining peoples' well-being as well as the environment.
- d) Encouraging opportunities arising from the South Downs National Park. The Parish is one of the principal 'gateways' into the Park and this should create jobs in tourism, including accommodation, retailing, and education.
- e) To encourage opportunities for a wide range of jobs, from part to full-time, manual and 'white-collar', and in the service, retail, agricultural and production sectors.

### 6.2 Goddards Green Business Park:

Development of a new 20ha business park is proposed in the north of the Parish near to Goddards Green. This development would provide new professional and administrative employment opportunities within the 5km 'cycle-to-work' catchment of Hurstpierpoint village. However this development is conditional on the parallel development of the Burgess Town Plan 'Northern Arc' residential scheme as without it the Business Park would be situated in a predominantly rural area to which the Council would be opposed and would be contrary to Policy C1.

#### **POLICY Employment E1: Business Park:**

**A site is conditionally allocated for a Business Park at Goddards Green providing high-quality employment on the basis that its development forms part of the 'Northern Arc' Development Plan.**

### 6.3 Whiteoaks Farm and Valley Farm, Sayers Common:

The existing industrial development at Whiteoaks Farm and Valley Farm, Reeds Lane, contains some high quality employment activities, and the potential for more, which make a valuable contribution to the local economy.

#### **POLICY Employment E2: Whiteoaks Farm and Valley Farm:**

**Within the defined area, development will be permitted which maintains and enhances employment in this location.**

### 6.4 Hurstpierpoint High Street:

The majority of retail businesses in the parish are grouped in or around the High Street in Hurstpierpoint and the shops provide a good range of products and services. However, the narrow footways, the sometimes careless parking, and the limitations of off-street parking near the shops, are all an impediment to encouraging more shoppers. The High Street is based around 18<sup>th</sup> century buildings and road layouts, which limit the opportunities for improvement. Nevertheless, there are opportunities to enhance the environment through footway widths and surfaces, street furniture and lighting, as well as changes to parking.

#### **AIM Employment E3: Retail sector:**

**Schemes shall be introduced to improve the pedestrian environment, to encourage the retailing sector.**

(NOTE: Aim relates to NPPF Section 2 – Ensuring the vitality of town centres.)

### 6.5 Superfast Broadband

This Plan recognises the importance of ensuring that the Parish benefits at the earliest possible date from the implementation of super fast broadband connectivity. West Sussex County Council, as the Authority responsible for promoting county-wide broadband improvements will be encouraged to support the Parish 'black' or 'grey' status designation in as many areas of the parish as possible.

#### **POLICY Employment E4: (Superfast) Broadband:**

**West Sussex County Council and the Rural Broadband Partnership will be encouraged to promote superfast broadband coverage with the aim of ensuring that the entire parish is designated as either black or grey area status.**

(NOTE: Policy consistent with NPPF Section 5 – Supporting high quality communications infrastructure.)

### 6.6 Tourism:

The proximity of the South Downs National Park offers the prospect of benefits to the economy and employment opportunities in the Parish. The development and management of facilities for tourism, including the provision of small scale hotel accommodation and small craft-workshops relevant to the National Park economy, will be encouraged, providing that these are not in conflict with the surrounding characteristics of the National Park and where there is not a material increase in traffic on the local road network.

#### **POLICY Employment E5: Tourism:**

**Development will be permitted for facilities connected with tourism, such as small craft workshops or accommodation, subject to this being consistent with the statutory purposes of the National Park, and there being an acceptable traffic impact.**

(NOTE: Policy consistent with NPPF Section 3 – Supporting a prosperous rural economy.)

## 7. Transport

### 7.1 Overview:

Opinion Surveys in the Parish since 2006, including the background work undertaken as part of the Hurstpierpoint Transportation Plan (2006), have revealed the following significant traffic and transport concerns:

- Traffic congestion and pedestrian safety in the High Street, Hurstpierpoint;
- On-street parking congestion in the High Street and around Trinity Road, Hurstpierpoint;
- Traffic congestion and speeding issues in the southern part of Cuckfield Road, Hurstpierpoint, particularly south of the junction with Fairfield Crescent;
- Traffic speeds and numbers of HGV's in London Road, Sayers Common;
- Traffic speeds and pedestrian safety in Chalkers Lane, between the junction with Cuckfield Road and Hurstpierpoint College;
- Traffic congestion, pedestrian safety and parking in College Lane, Hurst Wickham. Hurstpierpoint.

As the Burgess Hill Northern Arc development progresses, and with the development of the new business Park at Goddards Green, there will be increased traffic on the A2300 link road to the A23 and corresponding traffic movements through the Parish. Measures will be introduced to mitigate these changes, to avoid significant and material impacts, including traffic and pedestrian safety issues, on the existing road network.

### 7.2 Overriding Issue: Public Safety

The Parish area is served by a network of small lanes and minor roads, but still experiences high volumes of road traffic. The mix of cars, trucks, cyclists, equestrians and pedestrians on the roadway, can lead to considerable safety concerns.

#### **AIM Transport T1: Safety:**

**Safety of road and footway users in our rural Parish is of paramount importance and this factor will be core to the detailed policies contained in the Plan.**

### 7.3 High Street Improvements Scheme

In 2011 the Parish Council appointed Specialist consultants to investigate the issues and a proposed scheme to improve the movement of traffic and the safety of pedestrians is expected to be implemented in early 2014.

#### **AIM Transport T2: High Street Improvements Scheme:**

**A scheme shall be introduced to improve pedestrian safety, traffic movements and parking.**

### 7.4 Traffic improvements scheme Cuckfield Road

There are problems with traffic and parking in Cuckfield Road, which will increase when the proposed housing developments take place in Little Park and Chalkers Lane.

#### **AIM Transport T3: Cuckfield Road:**

**A scheme to manage traffic speeds and parking in Cuckfield Road, between Chalkers Lane and the High Street, will be introduced as part of the housing developments at Little Park and Chalkers Lane.**

### 7.5 Traffic improvements scheme College Lane

There are problems of traffic and parking congestion, and pedestrian access, on the Hurst Wickham section of College Lane.

**AIM Transport T4: College Lane, Hurst Wickham:**

**A scheme to manage traffic congestion, pedestrian safety and parking will be investigated and where practicable implemented.**

**7.6 Cuckfield Road, Goddards Green Traffic Management Scheme**

As Burgess Hill expands and, with the possible creation of a new business park at Goddards Green, there will be increased traffic on the A2300 link road to the A23. There is concern that large vehicles could be diverted onto Cuckfield Road and travel into/through Hurstpierpoint.

**AIM Transport T5: Goddards Green:**

**Support will be given for a traffic management scheme to be introduced to prevent additional traffic from the Burgess Hill Northern Arc development, and the proposed Business Park at Goddards Green on the A2300, from using Cuckfield Road and Malthouse Lane.**

**7.7 Speed and Safety Management on Parish Roads**

There is concern that vehicular traffic on the rural roads in the Parish travels at speeds that are unsafe for pedestrians, cyclists and horse-riders who regularly use the same roads and also that large, wide and heavy vehicles. These may include the establishment of 'quiet lanes', 20mph zones around school junctions and through Hurstpierpoint High Street, the introduction of 'pinch points' on main roads into/out of the Parish's villages and the imposition of weight, width and length restrictions on vehicles using the Parish's rural and narrow roads.

**AIM Transport T6: Minor roads:**

**Schemes will be introduced to improve safety on those roads that are co-used by vehicles, pedestrians, cyclists and horse-riders.**

**7.8 Off Street Car Parking in Hurstpierpoint**

There is a shortage of off-street car-parking close to the High Street, Hurstpierpoint and a belief that the current formal parking facilities do not cater for the needs of all users. An additional off-street carpark is highly desirable, together with an appraisal of the effective use of the existing carparks.

**AIM Transport T7: Off-street parking:**

**Strong efforts will be made to identify a suitable site for off-street parking, within a 5-minute walk of the High Street, Hurstpierpoint.**

**7.9 Public Transport**

Local bus services in the Parish have been in decline in recent years and, although generally only used by a minority of people, are an essential lifeline for those with no alternative transport. Parts of the northern area of Hurstpierpoint and the village of Sayers Common are particularly affected. Opportunities will be sought to optimise the use of the local community bus service.

**AIM Transport T8: Public transport:**

**Options will be explored to provide adequate public transport facilities in the parts of the Parish currently under-served.**

(NOTE: Aim relates to NPPF Section 4 – Promoting sustainable transport.)

## 8. Maps

1. The Neighbourhood Plan area
2. Parish Proposals Map
3. Hurstpierpoint
4. Sayers Common

## 9. Schedule of evidence

The following documents are part of the background information produced by the Parish Council in the consultation process and preparation of this Neighbourhood Plan:

1. Neighbourhood Plan Vision leaflet;
2. Neighbourhood Plan Housing leaflet;
3. Future Housing Response form;
4. Where We Live form;
5. Meetings form;
6. Potential housing sites list May 2012;
7. Neighbourhood Plan boundary;
8. NP Public Responses SCHEDULE Housing 2012;
9. NP Public Responses SCHEDULE Where we live 2012;
10. NP Responses SCHEDULE Countyside + Heritage;
11. WORKING DRAFT MAP August 2012 - Countryside;
12. WORKING DRAFT MAP August 2012 - Hurstpierpoint;
13. WORKING DRAFT MAP August 2012 - Sayers Common;
14. WORKING DRAFT MAP August 2012 - Goddards Green;
15. Neighbourhood Plan Scoping Report for the Sustainability Appraisal - January 2013.

The following documents are part of the background information produced by others and collected by the Parish Council in the preparation of this Neighbourhood Plan:

1. Mid Sussex District Council Local Plan (2004);
2. Mid Sussex District Council Proposed Submission Version (May 2013);
3. National Heritage Map Hurstpierpoint;
4. National Heritage Map Sayers Common;
5. Multi-agency Geographic Information System - Extract 1 (MAGIC) map Hurstpierpoint;
6. Multi-agency Geographic Information System - Extract 2 (MAGIC) map Sayers Common;
7. SFRA Mapping Hurstpierpoint;
8. SFRA Mapping Sayers Common;
9. MSDC Sustainability Appraisal DRAFT - November 2011;
10. Mid Sussex Local Development Framework Transport Study August 2008 – MVA consultancy;
11. WSCC Planning School Places - 2012/13;
12. WSCC Landscape Strategy + Vision September 2010;
13. Planning for the environment at the neighbourhood level – CPRE - June 2012;
14. West Sussex County Council 'WEST SUSSEX LIFE 2012' Economy;
15. West Sussex County Council 'WEST SUSSEX LIFE 2012' Housing;
16. West Sussex County Council 'WEST SUSSEX LIFE 2012' Culture and sport;
17. National Planning Policy Framework 2012 (DCLG);
18. MSDC Strategic Flood Risk Assessment - March 2008;
19. MSDC Infrastructure Development Plan - Jan 2012;
20. MSDC Housing Assessment Oct 2011;
21. MSDC Habitat Regulation Assess Oct 2011;
22. Northern West Sussex – Mid Sussex – Strategic Housing Market Assessment Update – October 2012 (GVA);
23. Mid Sussex District Council - Small Scale housing sites allocation 2008;
24. Hurstpierpoint & Sayers Common - Design Statement (May 2004);
25. MSDC Ancient woodland Feb 2007;
26. MSDC Landscape capacity July 2007;
27. Northern West Sussex, Employment Land Review, Part II – Final Draft Report, October 2010 G L Hearn;
28. Landscape Character Assessment, Hurstpierpoint Parish area- December 2012;
29. Hurstpierpoint and Sayers Common Landscape Character Assessment rev A Dec 2012 (Appendices 1 and 2).

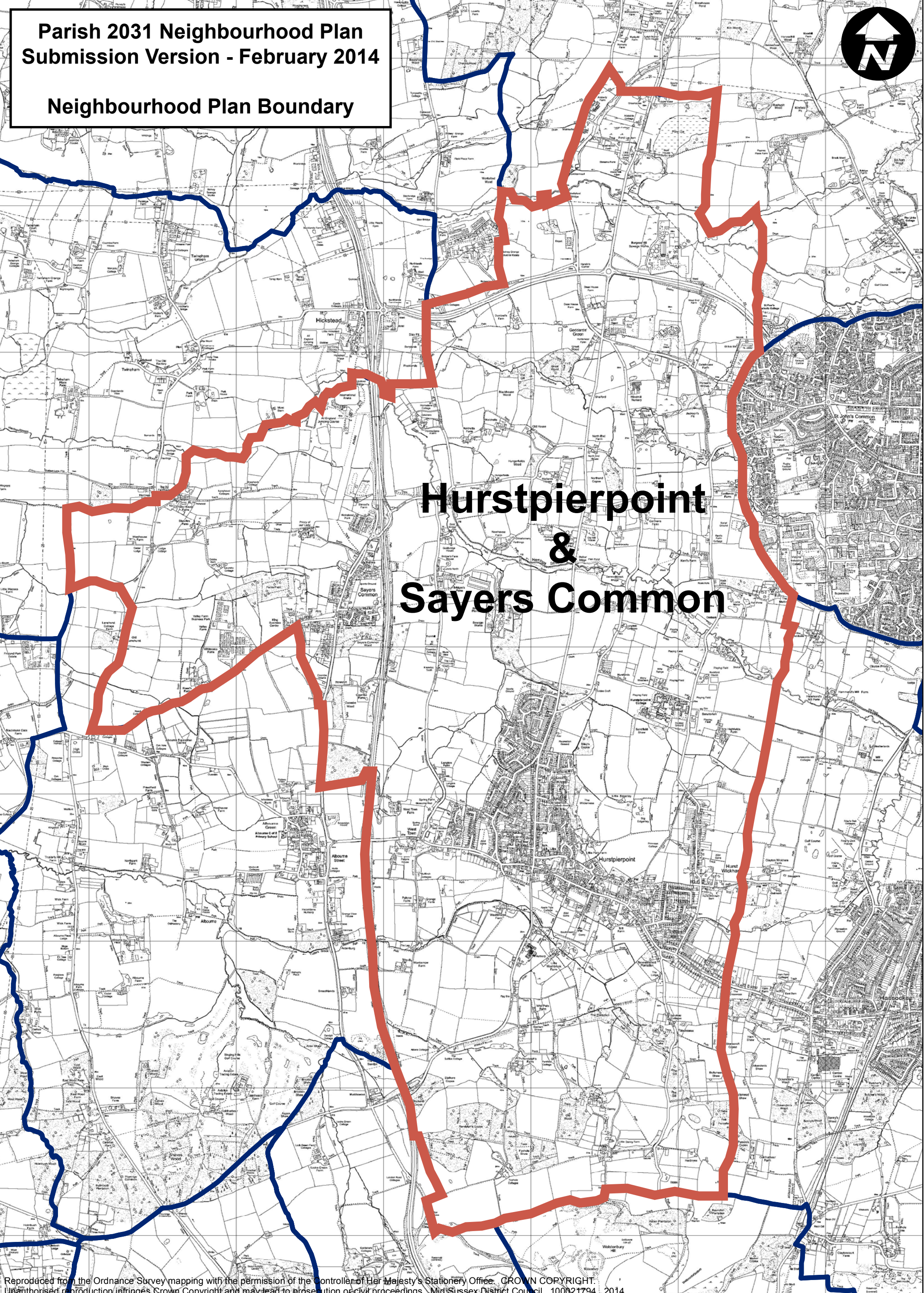
Reference is made to APPENDIX 1 of the accompanying SUSTAINABILITY APPRAISAL (February 2014) for a full list of all evidence used.

**Parish 2031 Neighbourhood Plan  
Submission Version - February 2014**

**Neighbourhood Plan Boundary**

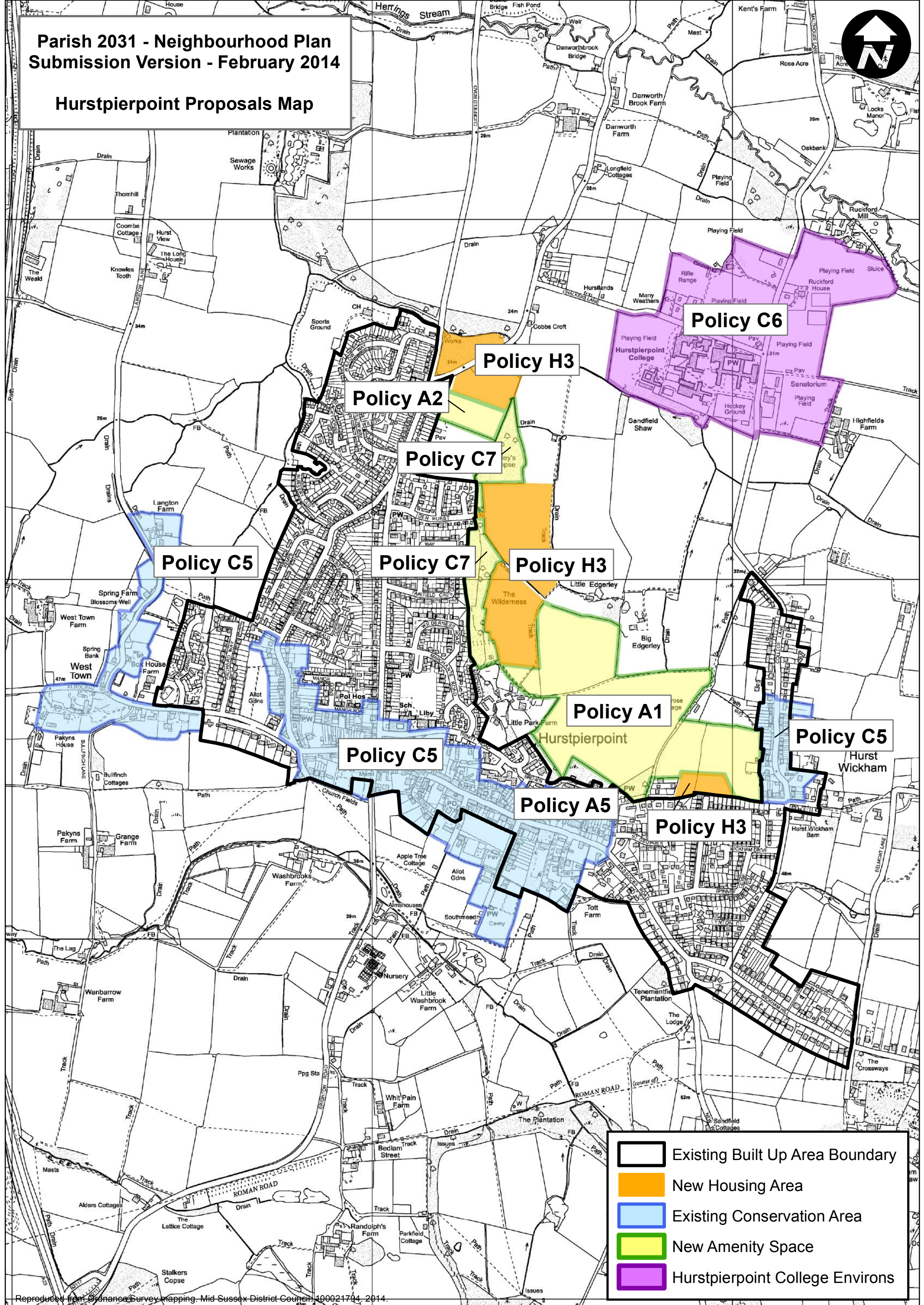







# Hurstpierpoint & Sayers Common



Parish 2031 - Neighbourhood Plan  
Submission Version - February 2014

Hurstpierpoint Proposals Map

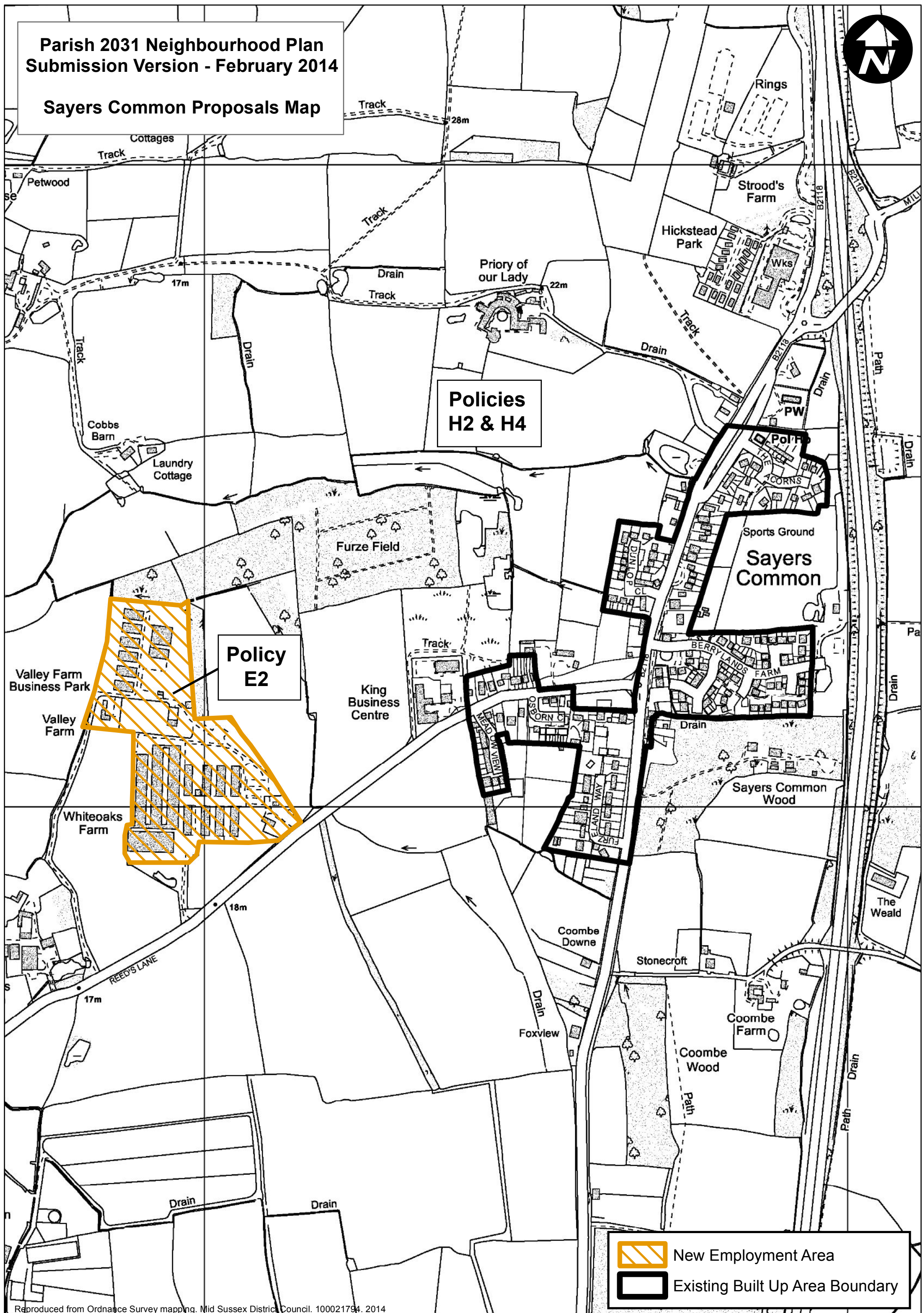


-  Existing Built Up Area Boundary
-  New Housing Area
-  Existing Conservation Area
-  New Amenity Space
-  Hurstpierpoint College Environs



Parish 2031 Neighbourhood Plan  
Submission Version - February 2014

Sayers Common Proposals Map



Valley Farm Business Park

Valley Farm

Whiteoaks Farm

Policy E2

King Business Centre

Policies H2 & H4

Furze Field

Priory of our Lady

Hickstead Park

Strood's Farm

Sayers Common

Sayers Common Wood

Coombe Downe



Stonecroft

Coombe Farm

Foxview

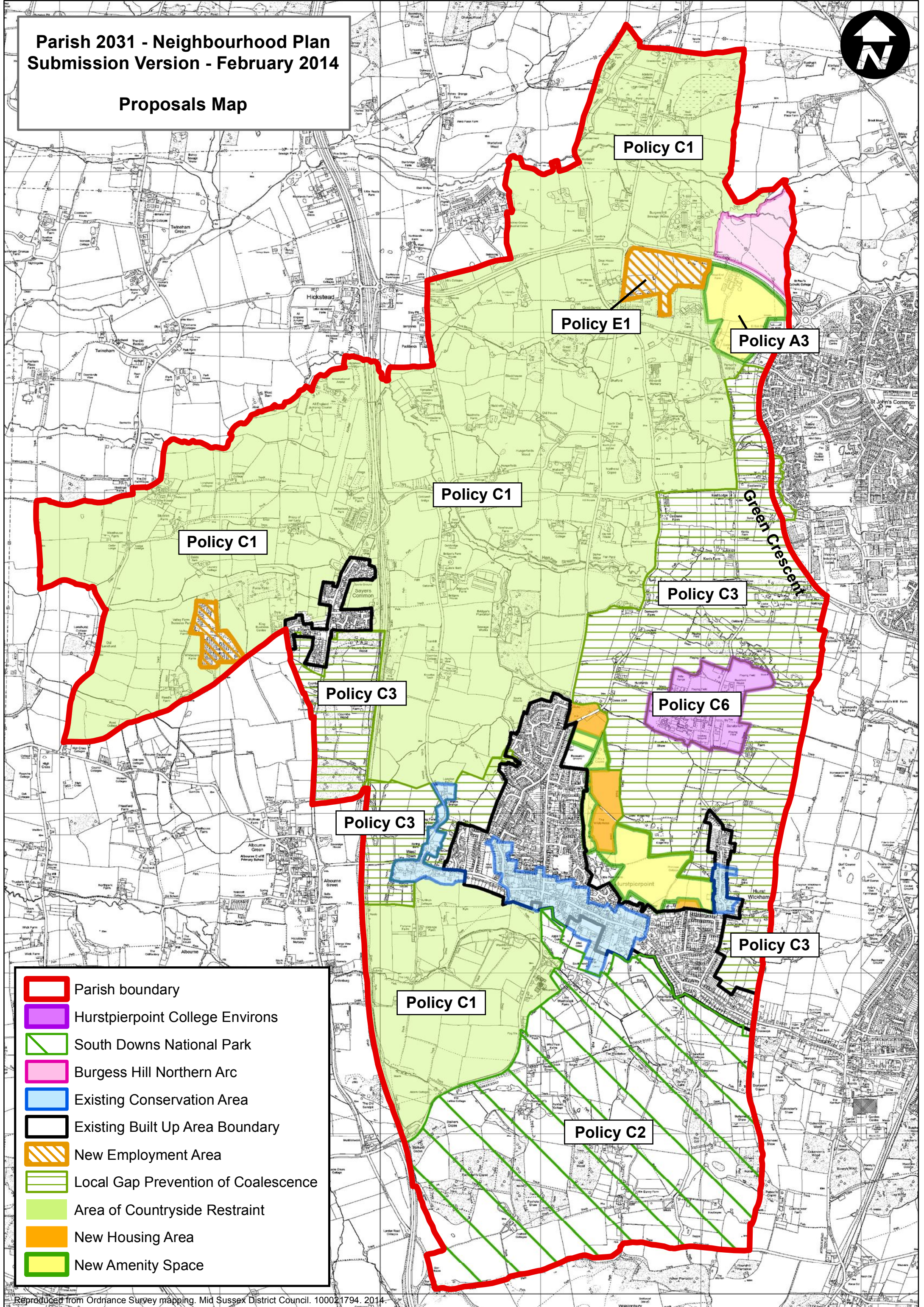
Coombe Wood

The Weald

-  New Employment Area
-  Existing Built Up Area Boundary

Parish 2031 - Neighbourhood Plan  
Submission Version - February 2014

Proposals Map



- Parish boundary
- Hurstpierpoint College Environs
- South Downs National Park
- Burgess Hill Northern Arc
- Existing Conservation Area
- Existing Built Up Area Boundary
- New Employment Area
- Local Gap Prevention of Coalescence
- Area of Countryside Restraint
- New Housing Area
- New Amenity Space