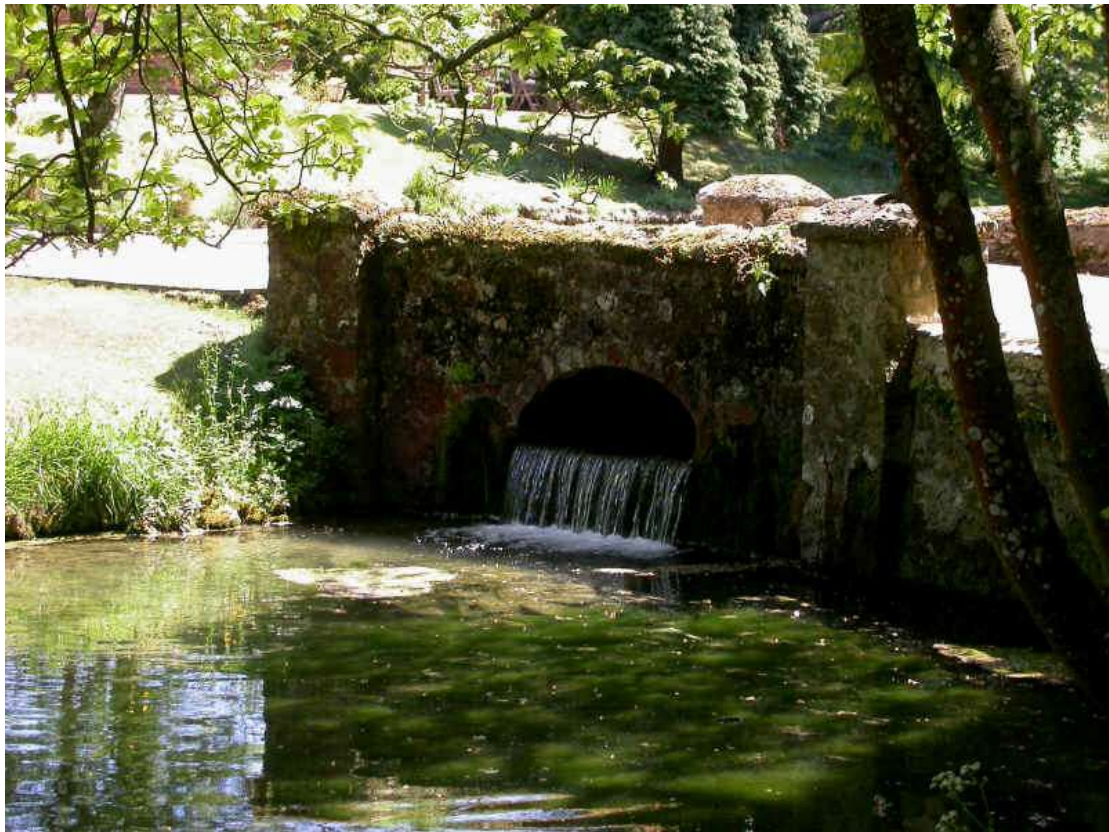


# **Storrington, Sullington & Washington Neighbourhood Plan 2015-2031**

## **Revised Pre-Submission Plan**



**Published by Storrington & Sullington and Washington Parish  
Councils for Pre-Submission Consultation under the Neighbourhood  
Planning (General) Regulations 2012.**

**April 2015**

# **Storrington, Sullington & Washington Neighbourhood Plan 2015-2031**

## **Revised Pre-Submission Plan**

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## **Foreword by Anna Worthington-Leese, Chair, Storrington & Sullington and Washington Neighbourhood Plan Steering Group**

Welcome to the *(Revised Pre-submission) Neighbourhood Plan* for the parishes of Storrington & Sullington and Washington. The two Parish Councils are pleased to have come together to produce this plan, which will help to preserve what we want to protect, improve what we don't like and to control the amount, type and location of development in our parishes until 2031. We have also consulted regularly with our neighbours in Thakeham where the area around Water Lane and Rydon is considered to be of mutual interest.

The Localism Act of 2011 has given communities such as ours the opportunity to shape our own future rather than have others determine what will happen. It is important that you read, comment on and ultimately support this plan, which directly affects the community in which you live.

The Plan is based fundamentally on what you, as residents, told us through our questionnaires and meetings etc. and through the Focus Groups, which consisted of both Parish Councillors and members of the public. Likewise the Steering Group of 12 is made up of 4 Councillors from each Parish Council and 2 members of the public from each parish.

The Plan seeks to protect what we value about our communities whilst being realistic in terms of development. We want to protect our green spaces and our individual parish identities, improve our footpaths, bridle paths and cycle paths but are also conscious of the fact that we need to provide homes and employment for the younger generation so that they are not forced to move away. We have therefore tried wherever possible to provide smaller developments to reflect the preference shown in the questionnaires but we have to work with the sites that have been put forward and where these are larger brownfield sites we hope that you will see the logic of using these previously developed sites thus, giving valuable protection to green field 'virgin' sites. Once adopted, the plan will be enshrined in law.

This plan is now subject to a 6 week public consultation – your chance to tell us what you think! The Steering Group will then review all comments made and make any appropriate changes before submitting the plan to Horsham District Council for approval. There will then be a further 6 week consultation period then, once approved, it will go to an Independent Examiner for examination and if approved by him/her it will be formally accepted and then become a statutory planning document. This will make it much easier for us to refuse any application on a site that does not form part of our plan.

A huge amount of work has gone into producing this plan and I would like to thank everyone who has contributed, including all those who completed questionnaires, attended open days etc., all members of the Steering Group and the Focus Groups, our planning consultants at AirS and rCOH, officers and members at Horsham District Council and in particular our Clerks who have done the bulk of the work on a daily basis for the last year or so.

We hope that you will read this plan carefully and give it your support – this is your chance to shape the future of your communities.

## List of Land Use Policies

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# 1. Introduction

## Purpose

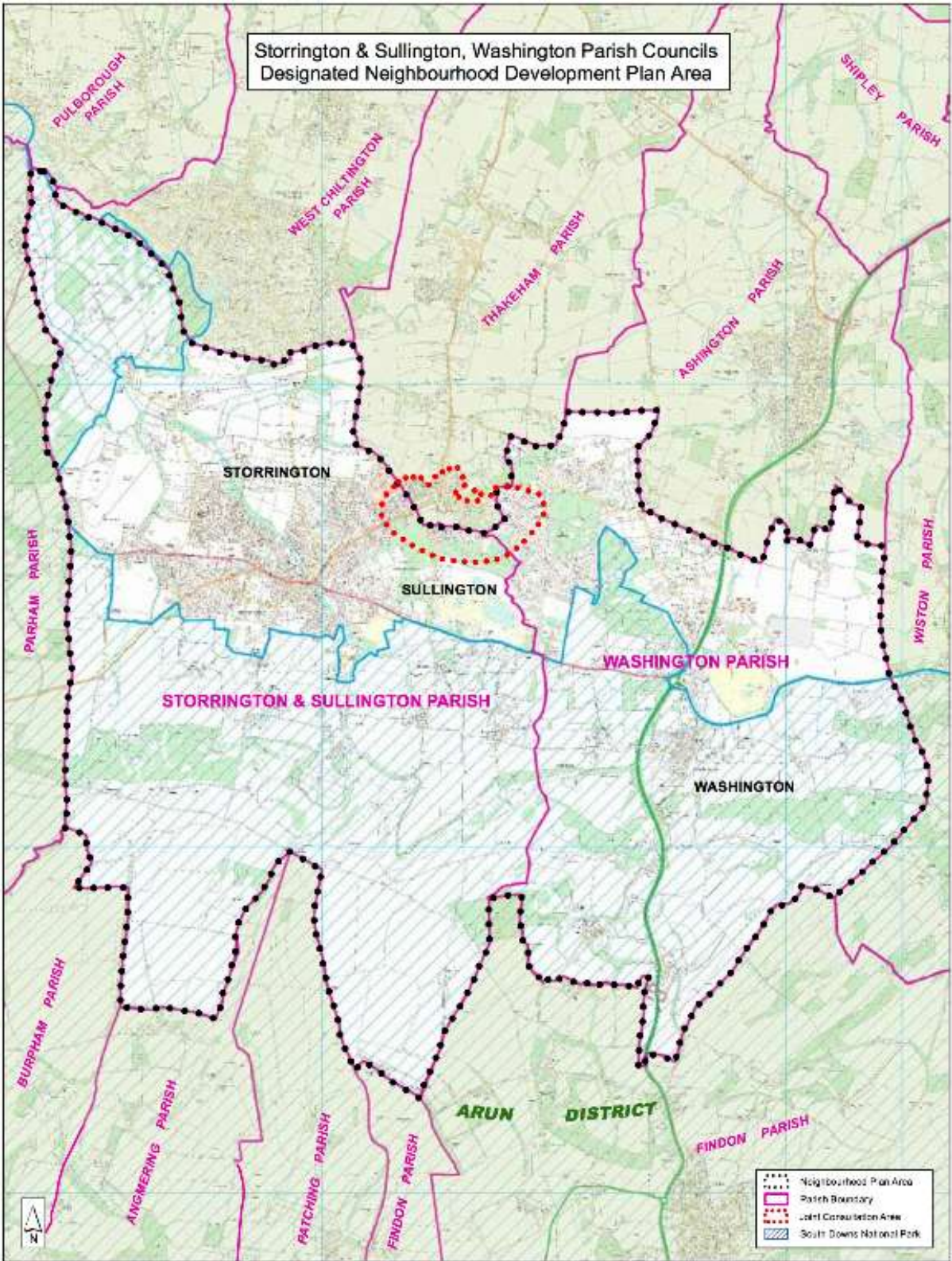
1.1 Storrington & Sullington Parish Council and Washington Parish Council have come together to prepare a Neighbourhood Plan covering their respective areas for the plan period April 2015 to March 2031. The Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) Area was designated on 19 December 2013 by Horsham District Council (HDC). It was also designated by the South Downs National Park Authority (SDNPA) on 10 December 2013 as part of the Area falls within the Park boundary. The Plan A below shows the boundary of the designated Neighbourhood Area.

1.2 In designating the area, HDC noted that the SSW parishes had agreed a Memorandum of Understanding with Thakeham Parish Council on the northern boundary of the Area. This has encouraged the respective parishes to “work together to ensure a consistent approach to planning over all the issues and areas” (para 4.2 HDC Decision Report, December 2013). It reflects the extension of the present main settlement of Sullington into Thakeham Parish at Rydon College and Water Lane.

1.3 The SSWNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.

1.4 The purpose of this consultation is to bring forward a Revised Pre Submission Plan, following the consultations on the earlier Pre Submission Plan in January – March 2015. As a result of those consultations, the Steering Group decided to make a small number of modifications that it considered would result in stronger support for the Plan and in fewer objections. That said, it was clear from that exercise that there was widespread overall support for the spatial strategy of the Plan for much of its detailed proposals, and these have not changed significantly.

1.5 Again, therefore, this version of the Plan contains policies, proposals and allocations, which will influence and manage development and to consult statutory stakeholders, the local community and others with an interest in the Storrington & Sullington and Washington Parishes.



**Horsham District Council**  
 Park North, North Street, Horsham,  
 West Sussex. RH12 1HL  
 Rod Brown - Head of Planning & Environmental Services

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Confirmed by Horsham District Council and to the South Downs  
 National Park Authority under The Neighbourhood Planning  
 (General) Regulations 2012 Regulation 5.

Reference No: STSU/WBN2	Date: 12/12/13	Scale: 1:30,000
Drawing No: [ ]	Drawn: [ ]	Checked: [ ]
Revisions: [ ]		

Plan A: Storrington, Sullington & Washington Parish Neighbourhood Plan Area

## Neighbourhood Development Plans

1.6 Neighbourhood Development Plans have become increasingly popular since their introduction by the 2011 Localism Act. The National Planning Policy Framework states:

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

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

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

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

## The Plan Preparation Process

1.7 The process of preparing and seeking final adoption of the SSWNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Councils. The intention of the Councils is to submit the SSWNP to HDC for independent examination in summer 2015.

1.8 The process up to submission comprises three main stages:

- State of the Parish Report – the report of June 2014 summarising all the evidence on which the SSWNP is based
- Pre-Submission SSWNP – the draft document comprising the vision, objectives, policies and the Proposals Map for a statutory six week public consultation period
- Revised Pre-Submission SSWNP – this document comprising the vision, objectives, policies and the Proposals Map for another statutory six week

- public consultation period
- Submission SSWNP – a document taking into account the representations received on the Revised Pre Submission Plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements

1.9 Thereafter the SSWNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the SSWNP becoming part of the development plan for the parishes to manage future development decisions alongside the Horsham Local Plan and National Planning Policy Framework.

## **Consultation**

1.10 The Parish Councils have consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been Focus Groups, community surveys and numerous 'Open Days' to obtain the fullest view of local community concerns, needs and wants from the SSWNP.

1.11 The Revised Pre-Submission SSWNP has been approved by the Parish Councils to be published for public consultation for a six week period commencing 6<sup>th</sup> May 2015 and ending on 16<sup>th</sup> June 2015. The Pre-Submission Plan is made available online and offline during this period.

1.12 Any representation on the Revised Pre-Submission SSWNP must be submitted to the Storrington & Sullington Parish Clerk by the deadline thus:

### **By email to:**

clerk@storrington-pc.gov.uk

### **Or in writing to:**

Neighbourhood Plan,  
Storrington & Sullington Parish Clerk,  
The Parish Hall  
Thakeham Road  
Storrington  
West Sussex  
RH20 3PP



## 2. State of the Parishes

### An Introduction to the Parish of Storrington & Sullington

2.1 The Parish of Storrington & Sullington is located in the south western portion of Horsham District in West Sussex. The village of Storrington lies on the A283, close to the main north-south A24 road, which connects Worthing on the coast to Horsham and Dorking in the north.

2.2 The parish contains a wide range of facilities and services such as churches, shops and schools. Major centres of employment such as Horsham and Worthing are both within commuting distance by road. These locations are also centres for additional shops and services.

### Selected Parish Statistics

2.3 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community in Storrington and Sullington. Other sources of data or information are acknowledged where applicable.

#### Demographics<sup>1</sup>

2.4 The usual resident population of the Storrington & Sullington parish is 6,966 people (3,306 male, 3,660 female). Of these:

- 1,138 People aged 15 and under (16% of parish population compared to 19% across the District and 19% across England)
- 3,854 People aged 16 to 64 (55% of parish population v 62% across the District and 65% across England)
- 1,974 People aged 65 and over (28% of parish population v 19% across the District and 16% across England)

#### Housing<sup>2</sup>

2.5 There are 3,147 households located within the Storrington & Sullington Parish:

- 1,380 were owner-occupier households, owned outright (44% compared to 37% across the District)
- 887 were owner-occupier households, owned with a mortgage or loan (28% compared to 37% across the District).

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1

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129181&c=storrington&d=16&e=62&g=6474318&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1401718447762&enc=1&dsFamilyId=2474>

2

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129181&c=storrington&d=16&e=62&g=6474318&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1401718447762&enc=1&dsFamilyId=2481>

- 24 were Shared Ownership (0.8% compared to 0.7% across the District).
- 84 were Social Rented from Council (2.7% compared to 1.2% across the District).
- 465 were Social Rented Other (14.8% compared to 10.3% across the District).
- 269 were Privately rented (8.5% compared to 11.8% across the District).

2.6 There are 3,254 dwellings located within the Parish:

- 1,461 of these are Detached houses/bungalows (45% compared to 39% across the District)
- 675 of these are Semi-detached houses/bungalows (21% compared to 27% across the District)
- 545 of these are Terraced houses (17% compared to 17% across the District)
- 555 of these are Flats/maisonettes/apartments (17.1% compared to 16.6% across the District)

## **An Introduction to the Parish of Washington**

2.7 The usual resident population of the Washington parish is 1,867 people (893 male, 974 female). Of these:

- 415 People aged 15 and under (22% of parish population compared to 19% across the District and 19% across England)
- 995 People aged 16 to 64 (53% of parish population v 62% across the District and 65% across England)
- 457 People aged 65 and over (25% of parish population v 19% across the District and 16% across England)

### Housing<sup>3</sup>

2.8 There are 747 households located within Washington Parish:

- 351 were owner-occupier households, owned outright (47% compared to 37% across the District)
- 247 were owner-occupier households, owned with a mortgage or loan (33% compared to 37% across the District).
- 2 were Shared Ownership (0.3% compared to 0.7% across the District).
- 6 were Social Rented from Council (0.8% compared to 1.2% across the District).
- 35 were Social Rented Other (5% compared to 10% across the District).
- 75 were Privately rented (10% compared to 12% across the District).

2.9 There are 777 dwellings located within the Parish:

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<sup>3</sup>

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11129181&c=storrington&d=16&e=62&g=6474318&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1401718447762&enc=1&dsFamilyId=2481>

- 554 of these are Detached houses/bungalows (71% compared to 39% across the District)
- 136 of these are Semi-detached houses/bungalows (18% compared to 27% across the District)
- 40 of these are Terraced houses (5% compared to 17% across the District)
- 41 of these are Flats/maisonettes/apartments (5% compared to 17% across the District)

#### Biodiversity<sup>4</sup> & Designated Landscapes

2.10 The following Sites of Special Scientific Interest (SSSI) exist within the Parishes:

- Amberley Mount to Sullington SSSI (part)
- Chantry Mill SSSI
- Parham Park SSSI (part)
- Hurston Warren SSSI
- Sullington Warren SSSI
- Chanctonbury Hill SSSI

2.11 The South Downs National Park covers the lower half or more of the Parishes together with a small portion of the north-western edge. There are also many Tree Preservation Orders (TPO) in and around the three settlements.

#### Heritage<sup>5</sup>

2.12 The English Heritage classification of Listed Buildings shows that the SSWNP area contains one Grade I Listed building, the Parish Church of St Mary, on Sullington Lane. The SSWNP area also contains two Grade II\* listed buildings and 97 Grade II listed buildings and structures.

2.13 There are sixteen sites designated as Scheduled Ancient Monuments and Parham Park is designated an Historic Park. There are also three Conservation Areas at Storrington, Sullington Manor and Washington.

### **Community Views**

2.14 Since the launch of the SSWNP, the Parish Councils have established a number of Focus Groups and arranged drop-in sessions for the community to learn more about the SSWNP and to express their opinions on the future of the parish.

2.15 Each of the Focus Groups was tasked with examining the evidence base in respect of its themes and drawing conclusions on what this may mean for the SSWNP. A summary of the discussions and conclusions of each group is set out below.

2.16 An analysis of the parishes and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also

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<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://list.english-heritage.org.uk/advancedsearch.aspx>

indicates the parishes have actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the SSWNP to address, given there is likely to be a direct influence on land use planning and development decisions.

#### Storrington & Sullington Strengths

- The Parish of Storrington & Sullington is attractively set within or abutting the South Downs National Park with stunning countryside and a good range of facilities easily accessible.
- The compact High Street (some of which lies within the conservation area) ensures an identifiable village centre with a variety of shops and amenities that provide for the residents of this and neighbouring parishes.
- Whilst preserving its rural feel, the parish is within commuting distance to larger centres providing employment and wider shopping opportunities.
- A wide variety of community events are staged throughout the year including European markets, Christmas fayres and the annual Storrington Village day.
- The Parish is fortunate to have a wide range of clubs and activities to suit all ages and interests, ranging from flower clubs, camera club, woodturning society to the more energetic – football, cricket, squash, bowls etc. These are in addition to many voluntary groups, other larger organisations and the newly refurbished leisure centre, all of whom welcome new members and play their part in making Storrington & Sullington the diverse community it is today.

#### Storrington & Sullington Weaknesses

- Utility services are becoming over capacity within the parish, affecting existing consumers and poor broadband and mobile signals adversely affect businesses, residents and visitors alike.
- Traffic congestion and volumes are often excessive leading to poor air quality which has resulted in the declaration of an Air Quality Management Area (AQMA) within the village.
- A limited public transport service offers little opportunity for non-drivers to seek employment outside of the parish.
- Unfortunately, there are narrow roads and footpaths in some areas and cycle paths and bridleways require improvement.
- There are no public toilets in the village centre and the recent closure of one of the two GP surgeries has resulted in the remaining one becoming over capacity.

#### Storrington & Sullington Opportunities

- The Neighbourhood Plan will enable us to provide the type of housing that is

required to meet local needs including affordable and start-up homes.

- The Plan supports the creation of a new centre, incorporating medical facilities along with other complementary public services.
- There is potential to maximise the location of the parish as “The Heart of the Downs”, establishing tourism facilities and encouraging employment, training opportunities and associated businesses to the area.
- The plan allows us to protect key amenities and services, local green spaces and settlement boundaries between the villages and provides the opportunity to ensure that developments are designed to complement the locality.
- A diverse range of new business opportunities is supported in the plan including the provision of small retail units and potential to introduce commercial and industrial facilities with good access to the trunk road system.

#### Storrington & Sullington Challenges

- The main challenge facing the Parish of Storrington & Sullington is the management of traffic congestion and the improvement of air quality.
- Broadband and mobile communications need to be improved to offer more opportunity for economic growth.
- Diverse retail and service operations should be encouraged to ensure that the high street remains a vibrant, self-sufficient hub.
- The plan encourages more walking and cycling for daily and leisure pursuits by supporting new and improved cycle paths and footpaths within and linking the villages and also serving the schools
- The Plan aims to provide the necessary homes, facilities and opportunities for young families to maintain and improve the vitality of the area, making Storrington & Sullington the choice “Place to Live”.

#### Washington Strengths

- The Parish of Washington is predominantly rural in nature with a diversity of flora and fauna. The ward of Washington is attractively set in the South Downs National Park. Heath Common sits on the edge of both the National Park and the South Downs. The Parish offers many varied and popular walks.
- There is a strong community spirit with a desire to work together to create a better future for all residents. The village centre has a range of facilities including an historic public house, village shop, village hall, recreation ground and school.
- The settlement of Washington itself dates from Saxon times. The Parish benefits from a range of attractive and diverse properties many of which are of great historical and social interest.

### Washington Weaknesses

- Areas of the Parish are isolated with a lack of facilities due to problems with accessibility to the village centre and outlying village causing lower levels of community engagement and opportunities to take up employment for those without a vehicle. Poor broadband and mobile phone coverage adversely affects residents, businesses and visitors as does the weak transport infrastructure with intermittent bus services. Alternative means of transport such as cycle routes, bridleways and footpaths linking the settlements are in need of review and improvement. The Parish is dissected by trunk roads and there is a high level of through traffic on the surrounding lanes causing issues with speed and in some locations poor air quality.
- There is an imbalance in the population in that the demography consists of predominantly older people and there is a lack of youth facilities in the Parish as a whole. There is a lack of affordable housing units for younger families.

### Washington Opportunities

- There is potential to maximise the location of the Parish as 'The Heart of the Downs' and support is being offered from the South Downs National Park to assist with this. This would encourage tourism and associated business to the area. The Plan would support the improvement and installation of cycle paths, footpaths and bridleways between settlements for daily use such as commuting and recreational uses.
- Locations have been identified for a mixture of sensitively designed housing developments with an emphasis on affordable units. Accessible land for mixed units has also been identified offering locations which will encourage a range of commercial ventures and consequently increase the availability of local and accessible employment.

### Washington Challenges

- The Parish seeks to avoid continuing ribbon development, particularly along the A283. Ribbon development results in a conurbation and the loss of settlement identity. The increasing volumes of traffic need to be managed to protect air quality, maintain safety and protect the existing natural environment. Improved mobile and broadband coverage is required to attract a varied selection of commercial enterprises.
- Suitable locations need to be agreed for the location of these business sites providing accessibility to main transport routes. Isolation and engagement will remain a challenge as will the provision of youth facilities and affordable housing units for younger families required in order to preserve some of the existing facilities.

2.17 The SSWNP may not seek to address all of the issues raised by the local community. A number of them cannot be addressed by the land use planning

system and some of those that can be may be better addressed by other district-wide planning policies. The Parish Councils may therefore find other more appropriate means of taking those issues forward.

### 3. Planning Policy Context

3.1 The two Parishes are part of the Horsham District, the South Downs National Park and West Sussex County. Each of these administrations has policies and proposals that have a significant influence over the strategy and detailed content of the SSWNP.

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

3.3 At the time of the publication of the SSWNP, the development plan for Horsham currently comprises the policies of the adopted 2007 Horsham District Core Strategy Development Plan Document along with some General Development policies and site-specific policies. The Horsham District Planning Framework (HDPF) is expected to replace many of the current policies but this is unlikely to have completed its own examination by the time of the examination of the SSWNP. In which case, the SSWNP seeks to be in general conformity with the strategic policies of the 2007 Core Strategy including that part of the area that lies in the South Downs National Park until the new National Park Local Plan is adopted in 2017.

3.4 The 2007 Core Strategy contains a range of saved strategic policies, although it could not have anticipated the advent of neighbourhood planning. Of most relevance to the SSWNP are the following policies:

- Policy CP1: Landscape & Townscape Character – protecting, conserving and enhancing landscape and townscape character and biodiversity
- Policy CP5: Built Up Areas & Previously Developed Land – defining Storrington/Sullington as a Category 1 Settlement and Washington as a Category 2 Settlement for the purpose of locating new development of a scale appropriate to each settlement type and within defined built up area boundaries
- CP8: Small Scale Greenfield Sites – allowing for small scale extensions to the smaller towns and villages to meet identified local needs
- CP9: Managing the Release of Housing Land – managing the release of land for housing for delivery over the whole plan period
- CP11: Employment Sites & Premises – protecting employment land in Employment Protection Zones, including Water Lane in Storrington from loss unless justified
- CP12: Meeting Housing Needs – setting affordable housing provision on sites of 15 dwellings or more at 40%
- CP14: Protection & Enhancement of Community Facilities & Services – encouraging proposals for new facilities and protecting existing facilities including open spaces
- CP15: Rural Strategy – encouraging rural economic development in defined settlements including Storrington/Sullington and Washington
- CP17: Vitality & Viability of Existing Centres – identifying a retail frontage at Storrington Village Centre and generally managing the mix of retail and other uses in village centres



- CP18: Tourism & Cultural Facilities – promoting and managing tourism development to support rural diversification
- CP19: Managing Travel Demand – supporting development proposals which foster an improved and integrated transport network

3.5 However, as the HDPF is expected to be adopted in the near future, the SSWNP must anticipate its strategic policy framework. Importantly, the Inspector's Interim Report of his examination of the HDPF, which proposed the suspension of the examination until summer 2015, found its spatial strategy sound. This strategy identified a clear role for neighbourhood planning in the district in contributing to meeting local housing need. Whilst the total number of new homes needed in the district to 2031 will have to increase, their spatial distribution is not likely to change.

3.6 In which case, it is helpful to summarise the key strategic content of the HDPF. The plan acknowledges the important, complementary role of neighbourhood plans in forming the development plan for the District. It states that "many local needs and objectives will be identified and met through neighbourhood plans and this will include the identification of locally specific issues and requirements (including) the allocation of sites ..." (para 2.11, p7).

3.7 The HDPF identifies a series of strategic policies that set the policy framework for all the neighbourhood plans in the District:

- Policy 2 Strategic Development – establishing the key principles for all development in the district, including how development around the edges of existing rural settlements should be managed
- Policy 3 Development Hierarchy – defining the position of all settlements in the District into a hierarchy based on their population and services; Storrington/Sullington is identified as a 'Larger Village' (Washington is identified as a 'Smaller Village' in the SDNP Local Plan (see Plan B below)
- Policy 4 Settlement Expansion – providing for the growth of settlements to meeting identified local housing, employment and community needs
- Policy 8 Employment Development – protecting existing employment sites and encouraging their appropriate expansion
- Policy 9 Rural Economic Development – encouraging development to promote local employment opportunities
- Policy 11 Vitality & Viability of Existing Retail Centres – defining Storrington as a 'Secondary Centre' in the district retail hierarchy
- Policy 12 Town Centre Uses - managing the mix of village centre uses
- Policy 14 Housing Provision – requiring neighbourhood plans to make provision in total for 1,500 new homes in the plan period, reflecting the position of settlements in the hierarchy of Policy
- Policy 23 Environmental Protection – minimising the impact of emissions of pollutants, including air pollution
- Policy 24 Natural Environment and District Character – protecting the landscape, landform and development pattern of the District
- Policy 25 Countryside Protection – protecting the rural character of the countryside beyond defined settlement boundaries
- Policy 26 Settlement Coalescence – preventing development that will lead to the coalescence of settlements

- Policy 29 Protected Landscapes – identifying the setting of the South Downs National Park
- Policy 31 Quality of Development – ensuring development schemes understand and respond to their context
- Policy 33 Cultural & Heritage Assets – managing development affecting heritage assets like Conservation Areas and Listed Buildings
- Policy 38 Infrastructure Provision – ensuring that development schemes can be accommodated by the local infrastructure and contribute to improvements where necessary to ensure the proper planning of the area

3.8 In due course, these policies will provide the framework within which the SSWNP policies will be implemented. The SSWNP also contains a number of policy proposals within the South Downs National Park Authority area, in which case, the reasoning and evidence of the Authority's first Local Plan, which is currently at an early stage, has been taken into account.

3.9 The West Sussex Minerals Local Plan was adopted in 2003 and, given the extent of current and past minerals workings in the parishes, this has some bearing on how the SSWNP policies are framed. Whilst the SSWNP cannot contain policies that seek to manage that type of development, its policies should have regard to its effects on local minerals development policy. This is especially the case in relation to avoiding conflicts with safeguarded minerals deposits (Policy 2) and the reclamation of completed workings (Policy 20).



Plan B: Horsham District Planning Framework 2014 - Key Diagram

## 4. Vision, Objectives and Policies

### Vision

4.1 The vision for the Storrington & Sullington and Washington Neighbourhood Plan is:

*“By 2031 we will have shaped a community that has grown and developed to accommodate its needs in such a way that we have preserved its character and “essence”.*

*We will have protected our green spaces and our identities but at the same time provided for young families to remain and flourish here. We will have improved our infrastructure and our community facilities and enhanced telecommunications and broadband services to encourage more home working or small-scale industry. We will have accommodated the growth needed without compromising the integrity of our villages.”*

### Objectives

4.2 In order to achieve this vision we have identified a number of key objectives. For each objective one or more indicators have been selected to monitor the successful progress of implementing the SSWNP. No targets have been set for these indicators; progress will be judged against trends that are identified in the data when it is reported and reviewed.

#### Housing

- To provide a mixture of housing types and in particular smaller private dwellings that are affordable for younger people.
- To meet the need for affordable homes for those with an existing local connection.
- To meet these needs mainly through smaller developments within the built up area.
- To locate all new housing within or directly adjacent to the built up area.

#### Employment / Economic Development

- To protect and enhance employment locally
- To provide properties suitable for home working and improve broadband and mobile phone services
- To promote the reuse and intensification of business areas close to the A24

#### SDNP and landscape

- To work with the SDNP to protect and enhance the National Park
- To protect and enhance our footpaths, bridle paths and cycle paths
- To protect our green spaces
- To protect the character of our area by protecting trees, hedges, ponds, etc.

### Village Centre

- To protect and enhance the vitality of the village centre
- To encourage new retail businesses to the village centre
- To create smaller premises for “start-up” businesses

### Traffic

- To reduce congestion by supporting improvements to the A27
- To improve parking within the village centre
- To support measures to improve air quality

### Community Facilities

- To protect assets such as schools, village halls, clubs and societies
- To support the development of a new medical / community centre
- To support measures to provide a skate park / leisure facilities

### **Policies**

4.3 To achieve this vision a number of policies have been identified. The policies cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the SSWNP can be judged.

4.4 They reflect the nature of the parish and the direction the local community wants the SSWNP to take, especially in securing the long term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.

### **Monitoring & Review**

4.5 The SSWNP will be monitored by HDC, Storrington & Sullington Parish Council and Washington Parish Council on an annual basis as part of the Horsham Monitoring reports. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

4.6 The Parish Councils also propose to complete a formal review of the SSWNP once every five years. This could coincide with the review of the Horsham Local Plan if this cycle is different.

### **Land Use Policies**

4.7 The SSWNP contains a series of land use policies that focus on the settlements of Storrington, Sullington and Washington, the successful delivery of which during the Plan period will achieve the communities' vision for the parishes.

4.8 It is not the purpose of the SSWNP to contain all land use and development planning policies relating to the parishes. The policies of the district's development plan that are not replaced by the Plan will be used by the local planning authority to consider and determine planning applications.

4.9 Each policy is numbered and there is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Councils' websites.

### **Policy 1: A Spatial Plan for the Parishes**

***The Neighbourhood Plan defines the Built Up Area Boundaries of Storrington, Sullington and Washington, as shown on the Policies Map. Development proposals located inside the boundaries will be supported where appropriate, especially if they will result in the beneficial reuse of brownfield land, provided they accord with the other provisions of the Neighbourhood Plan and the Horsham Development Plan.***

***The Neighbourhood Plan defines a Settlement Boundary at Old London Road, Washington, as shown on the Policies Map. Development proposals located inside this boundary will be supported provided they are confined to very small scale infill development and to the extension of existing buildings and these accord with the other provisions of the Neighbourhood Plan and the Horsham development plan.***

***Development proposals outside of these boundaries will be required to conform to development plan policies in respect of the control of development in the countryside.***

***In addition, the Neighbourhood Plan identifies the broad location of green gaps between Storrington & Sullington and Washington villages and between these two parishes and all other neighbouring parishes, as shown on the Policies Map. Development proposals in these broad locations will be resisted, unless they can demonstrate they will not harm the visual integrity and open character of a green gap and they will not lead to the coalescence of the adjoining settlements.***

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

4.11 The effect of the policy is to confine housing and other development proposals to within the built up area boundaries, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Storrington & Sullington as a 'Category 1 Settlement' and its defined Built Up Area Boundary, were established by Policy CP5 and by the Proposals Map of the 2007 Horsham Core Strategy. The evidence base of the South Downs National Park Local Plan identifies Washington as a 'Tier 4' settlement in its settlement hierarchy. The 2007 Horsham Core Strategy defined it as 'Category 2' settlement, which is the equivalent of the Tier 4 classification.

4.12 The policy is consistent with Policy CP1 and Policy CP5 of the Horsham Core Strategy (and with Policy 2 of the HDPF) in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. Policy CP8 of the Core Strategy (and Policy 4 of the HDPF) allows for the expansion of

settlements outside the defined built up area boundaries, so long as the proposals meet local needs and assist in the gradual evolution of those communities.

4.13 The spatial focus of the SSWNP for Storrington & Sullington is on promoting the reuse, or more efficient use of either brownfield land or land currently occupied by employment uses in locations that are not now well-suited to such a use. However, such sites are not likely to provide enough land to meet local housing need over the full plan period. In which case, the policy modifies the built up area boundary of Storrington/Sullington in a number of places and the relevant HDPF policies promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply.

4.14 The criteria used to justify a boundary modification at Storrington & Sullington are:

- The site is immediately adjoining the existing built up area boundary or a brownfield site within close proximity of the boundary;
- The site is not in the South Downs National Park nor on land that will compromise the character of the setting of the Park;
- The site is not in the broad location of a defined green gap;
- The site is capable of access to the local road network; and
- The site does not have a planning history of significant local community objection to development that may compromise a referendum.

4.15 Only where all these criteria have been met has the Storrington & Sullington boundary been modified. They are all consistent with the provisions of the NPPF, the Horsham Core Strategy and HDPF in promoting sustainable development by avoiding the most sensitive landscapes and green gaps around the main Storrington & Sullington settlement. The last criterion also acknowledges that some sites, despite their technical attributes, may have a planning history that renders their inclusion in the SSWNP impossible, given it must pass a referendum to become part of the development plan. That history may be the result of local community opposition to previous planning applications or of the SSWNP community survey providing a clear view that some sites would not be acceptable.

4.16 In addition, the SSWNP has also sought to take the opportunity to promote the reuse or more efficient use of land at Old London Road north of Washington village off the A24. However, rather than propose a new built up area boundary of the same status for that area, the policy defines a 'Settlement Boundary'. This boundary comprises the residential area formed by Old London Road, Montpelier Gardens, Lamorna Close, Rock Road and Rock Lane. This area formed a northern extension to Washington village prior to the expansion and realignment of the A24, which has severed it from the main village. It also lies outside the boundary of the National Park. The boundary also includes two site allocations in Policy 2.

4.17 The purpose of defining this boundary is to define the observable edge of development around Old London Road on the Policies Map and to provide for small scale development proposals (i.e. 5 or fewer dwellings), rather than establish the same, more permissible approach of the Core Strategy and HDPF towards development in the classified settlements. Though the Old London Road area has an established community, it is very small with no community and public services other

than a bar/restaurant. It is a suitable location for some housing growth as it is an established residential area, but this will be primarily through the allocations of the SSWNP and not from ongoing infill development within the boundary.

4.18 In overall terms, the indicative total number of houses specifically provided for in the SSWNP is approximately 300 over the plan period. This quantum of development is considered to strike the right balance between meeting local housing need (and contributing to the proposed HDPF housing supply strategy) on the one hand and reflecting the environmental constraints of the parishes on the other. There is no development planned for in the National Park. As the policy allows for sustainable development proposals in the form of windfall and other sites within the boundaries, the total number of dwellings consented over the plan period will be greater than the numbers resulting from the allocations of the SSWNP.

4.19 The Draft Sustainability Appraisal (SA) report assesses this policy as having some positive and mostly neutral likely effects in achieving sustainable development in the parishes. There are positive effects in terms of providing for new housing but also in maintaining the character of the countryside in the parishes and their historic buildings. Its spatial strategy of only allowing for modest development adjoining existing settlement boundaries and for avoiding development in the National Park altogether performs significantly better than the alternatives that either provide for too few new homes or provide for isolated brownfield development in the countryside.

## **Policy 2: Site Allocations for Development**

***The Neighbourhood Plan allocates land at the following locations for development, as shown on the Policies Map, provided development proposals have regard to the development principles outlined:***

- i. Land at Robell Way ('Paula Rosa'), Sullington for a housing redevelopment scheme, provided:***
  - a. Prior to the determination of the planning application, planning consent has been granted for new employment development in accordance with Policy 4 of an equivalent job creation potential;***
  - b. The scheme comprises approximately 80 dwellings on 2.3 Ha of land, it makes provision for smaller open market and affordable homes suited to first time buyers and it is accessed from Robell Way and Sullington Copse;***
  - c. The scheme makes provision to mitigate, as necessary, the impact of new traffic movements on Robell Way and other local roads and junctions to the satisfaction of the local highway authority;***
  - d. The scheme makes provision for a public open space of at least 0.8Ha of land, including a Multi Use Games Area, that is of a scale and location to serve the new housing scheme and the residential and business areas of Robell Way and Sullington Copse;***
  - e. A planning obligation is made to secure a financial contribution towards the cost of providing the skateboard facility of Policy 10 of the Neighbourhood Plan; and***
  - f. The scheme layout and landscape scheme retain the mature landscape buffer to the countryside along all of the western boundary***



**of the site and they provide an effective amenity buffer between the new housing and the remaining employment area on Robell Way;**

- ii. Land at Old London Road ('The Vineyard'), Washington for residential development comprising primarily 1 and 2 bedroom starter homes, provided:**
  - a. The site is accessed from Old London Road;**
  - b. The landscape scheme retains the mature landscape features around all the site boundaries;**
  
- iii. Land off North Street ('Old Ryecroft Allotments'), Storrington for residential development comprising primarily smaller 2/3 bedroom houses, provided:**
  - a. The site is accessed from North Street via the existing public car park and not from Ryecroft Lane;**
  - b. The scheme layout has regard to managing flood risk;**
  - c. The scheme design has regard to sustaining and enhancing the significance of the setting of the Storrington Conservation Area;**
  
- iv. Land off Amberley Road, Storrington for residential development comprising primarily 3/4 bedroom houses and including a proportion of starter/low cost homes provided:**
  - a. The developable area of the scheme is confined to the northern part of the site adjacent to the Built Up Area Boundary and is accessed from Amberley Road and not from Bax Close;**
  - b. The remaining southern part of the site is laid out as a new public open space, which has been designated by Policy 14 as a Local Green Space;**
  - c. The scheme design has regard to conserving the landscape and scenic beauty of the adjoining South Downs National Park;**
  
- v. Land at Chantry Lane Industrial Estate, Storrington for a mix of residential and employment uses, provided:**
  - a. A comprehensive planning application is made for the whole site that comprises a housing scheme, an employment scheme and a green infrastructure masterplan;**
  - b. The housing scheme will occupy no more than half of the net developable area, including amenity land, and will provide a mix of homes suited to all types of household;**
  - c. The employment scheme will occupy the remaining net developable area, including amenity space, and will comprise a mix of units in a primarily business (B1) that are suited to start up enterprises;**
  - d. The housing scheme is not fully occupied until the employment scheme has been completed and is available for occupation;**
  - e. The design of both schemes has full regard to conserving the landscape and scenic beauty of the adjoining South Downs National Park;**
  - f. The design of both schemes has full regard to sustaining and enhancing the setting of the adjoining Chantry Mill heritage asset and to the archaeological value of the adjoining Archaeological Notification Area;**

- g. *The proposals will not result in any loss of biodiversity value of the adjoining Chantry Mill Site of Special Scientific Interest;*
  - h. *The landscape scheme retains the mature landscape features on the eastern and northern boundaries of the site and provides a new landscape buffer to the western boundary; and*
  - i. *The scheme makes provision to mitigate the cumulative impact of new traffic movements of the scheme and of the tourism development proposals in Policy 7 of the Neighbourhood Plan on Chantry Lane and its junction with Washington Road to the satisfaction of the local highway authority;*
- vi. *Land at Old Mill Drive ('The Diamond'), Storrington for residential development comprising primarily 2/3 bedroom houses and flats, provided the scheme has regard to the proximity of commercial uses.*
  - vii. *Land at the Post Office Depot, High Street, Storrington for a mix of residential, retail and commercial uses, provided:*
    - a. *The scheme layout and design retain commercial uses in the primary shopping frontage of High Street and confine dwellings to the land between that frontage and North Street only;*
    - b. *The scheme design has regard to sustaining and enhancing the historic significance of the character of the Storrington Conservation Area;*
  - viii. *Allotments, off Ravenscroft, Storrington for residential development, provided:*
    - a. *The present allotment use has been relocated and is available for use prior to the commencement of development in accordance with Policy 11 of the SSWNP; and*
    - b. *At least two thirds of the dwellings are provided as affordable homes in perpetuity;*
    - c. *The scheme design has regard to conserving the landscape and scenic beauty of the adjoining South Downs National Park; and*
    - d. *Providing satisfactory access is created without harming the amenities of local residents;*
  - ix. *Land off Old London Road ('Lucking's Yard'), Washington for a mix of residential and employment uses, provided:*
    - a. *The scheme design has regard to conserving the landscape and scenic beauty of the adjoining South Downs National Park;*
    - b. *The landscape scheme retains the mature landscape features on the site and its boundaries and creates a public open space on the site frontage to Old London Road.*

**All proposals for housing development will be expected to conform to the affordable housing policies of the Horsham development plan.**

4.20 This policy allocates the nine available sites in the parishes that accord with the provisions of Policy 1 of the SSWNP for development for a mix of residential, employment and other uses.

4.21 In each case, the policy establishes the key development principles that will enable a satisfactory scheme to be achieved. Planning applications will be

expected to respond to each of these specific principles as well as any other relevant considerations of other development plan policies. For sites including housing, it provides a clear indication of the emphasis for the type of housing that should be delivered to achieve a diversity of housing stock in the parishes, in accordance with Policy CP3 of the Horsham Core Strategy (and Policy 15 of the HDPF). The policy also restates the requirement that all the allocation schemes meet the prevailing affordable housing policies of the district. Each site is large enough to enable the delivery of the affordable housing requirement on site. For sites including employment uses, it accords with Policy CP11 of the Core Strategy (and Policy 7 of the HDPF) in promoting local economic growth.

#### Land at Robell Way ('Paula Rosa'), Sullington

4.22 This part of the Water Lane industrial area has been made available for redevelopment in the plan period and a developer has acquired an interest in the site. Although the area is identified as a key employment area on the Proposals Map of the HDPF, it is no longer especially well located for employment uses, given it is surrounded by residential uses and countryside and is some distance from the strategic road network. The Paula Rosa factory buildings have been vacant for some time and, given their age and configuration, it is unlikely another economically productive use will be found for them in the foreseeable future. Furthermore, other policies of the Neighbourhood Plan are making provision for new employment land on the A24 Corridor and at Chantry Mill Industrial Estate.

4.23 The policy allocation therefore supports the redevelopment of the site for a residential use to encourage the future beneficial use of the land but only on the condition that the implementation of policies 2v and 4 has already been successful in bringing forward new employment development to compensate for the loss of this land. This enables the policy to be in general conformity with the existing Policy CP11 of the Core Strategy (and Policy 8 of the HDPF), which seeks to avoid such loss and to require replacement land. However, recognising that the site contains large industrial buildings that delivered a relatively low job density in recent years, the policy will judge the value of new employment development using the sq.m. floorspace/FTE job measure, rather than floorspace or gross site area. This should mean that, with the emphasis of policies 2v and 4 on the higher job densities of B1 office and light industrial uses, there may only be a need for a quarter of the land area needed to meet this policy requirement.

4.24 The site is large enough to provide for approximately 80 dwellings on a net developable area of 2.2Ha. The emphasis of the dwelling types should be for smaller homes suited to new households. The remainder of the gross site area of 3.5Ha should be laid out as a new public open space (0.8Ha) with play facilities to serve this part of the village and 0.5 Ha will be non-developable land used for the essential landscape buffers to the countryside and to the remaining, adjoining employment uses.

#### Land at Old London Road ('The Vineyard'), Washington

4.25 This vacant site is available for development and is well suited to a new residential development scheme as it has such uses on its western and northern boundaries. A scheme will complement the existing pattern of development off Old London Road and may deliver approximately 10 -15 dwellings at a density that fits with the surrounding area.

#### Land off North Street ('Old Ryecroft Allotments'), Storrington

4.26 The former allotments site is jointly owned and is available for development and is well suited to a residential scheme provided it is accessed through the North Street public car park. The site cannot be accessed from Ryecroft Lane. Given the location of the site adjoining an area of known flood risk and within the setting of the Storrington Conservation Area, the design of the scheme will be especially important in terms of the scale and style of new houses. A scheme may deliver approximately 20 dwellings.

#### Land off Amberley Road, Storrington

4.27 This greenfield site is available for development but a planning application for a housing scheme covering the whole site has recently been refused. Given the configuration of adjoining residential development at Downlands and Bax Close to its immediate east, that part of the site is suitable for a housing scheme, although access should be made from Amberley Road and not Bax Close. The remaining land to the south is more exposed in its appearance in the landscape and in the setting to the adjoining National Park. It is therefore not suited to development and Policy 14 of the Neighbourhood Plan proposes to designate that land as a Local Green Space.

4.28 The design of the housing scheme, which may deliver approximately 25 dwellings based on the net developable area and reflecting the average density of the surrounding housing areas, should in any event have full regard to the setting of the National Park and its relationship to the Local Green Space in respect of its layout and landscape proposals. The preparation of an Integrated Landscape Character Assessment to accompany a planning application should set out how the transition from 'urban' to the 'rural' of the National Park will be successfully achieved.

#### Land at Chantry Lane Industrial Estate, Storrington

4.29 The industrial estate is under-occupied and is in any event poorly located and accessed for ongoing employment uses. The estate is surrounded by the National Park and adjoins the Chantry Mill heritage asset and Site of Special Scientific Interest (SSSI). Its access to Washington Road is not well suited to goods vehicles. The estate is not identified as a key employment area by the Core Strategy or HDPF. It is therefore suited to a mix of new employment (primarily B1) uses, which should make up the majority of the site and a housing scheme that should not comprise more than half the net developable area.

4.30 To ensure both schemes are delivered, the policy requires a comprehensive planning application to be made and it requires that the employment scheme is implemented prior to the final occupation of the housing scheme. Although it is expected that the gross area of employment floorspace will be less than the existing area on the Industrial Estate, the significantly higher job density of the new units will not only more than compensate for that loss but also for much of the loss of similar out-dated industrial buildings on the Paula Rosa site. The housing scheme, as well as contributing to meeting local housing needs by delivering approximately 90 new homes, will act as an enabler of the economic development scheme and enable the wider environmental improvement of this area for the benefit of the adjoining National Park, SSSI and listed building.

4.31 The planning of both schemes should also take into account their cumulative traffic impact on Chantry Lane and Washington Road together with the adjoining tourism development proposals at the Quarry of Policy 7 of the Neighbourhood Plan. Again, the preparation of an Integrated Landscape Character Assessment to accompany a planning application should set out how the transition from 'urban' to the 'rural' of the National Park will be successfully achieved.

#### Land at Old Mill Drive ('The Diamond'), Storrington

4.32 This area currently includes a mix of commercial and residential uses. A Planning Brief was adopted by HDC for the whole 'Diamond' site in 2008 to plan for a more efficient use of the area. With proposals for the redevelopment of the supermarket site in the lower half of the area at Old Mill Square now approved, the future of the northern part of the area above the car park should be addressed. The site is suited to a redevelopment scheme to deliver approximately 20 net additional dwellings, assuming the retention of the equivalent retail and commercial floorspace on the ground floor as at present.

#### Land at the Post Office Depot, High Street, Storrington

4.33 It is possible that the post office depot site on and behind the High Street may come forward for redevelopment in the plan period. Its High Street frontage plays an important role in defining the character of the Conservation Area and in the primary shopping frontage of the village centre. The site may be large enough to retain a retail use on the frontage, which is a pre-requisite, but also to deliver a mix of 'courtyard'-type new retail uses with residential uses above, which may total approximately 10 dwellings.

#### Allotments, off Ravenscroft, Storrington

4.34 This site is currently used as allotments but is well suited to a primarily affordable housing scheme to deliver approximately 20 dwellings to complement those completed recently on Ravenscroft. A scheme will depend on the prior relocation of the allotments – on the land to the immediate south adjoining the National Park that is allocated for this purpose by Policy 11 of the SSWNP – and on its design reflecting its location in the setting of the National Park.

Land off Old London Road ('Lucking's Yard'), Washington

4.35 This site is currently used for employment purposes but is not identified by the HDPF as a key employment area. A more efficient use of the site would enable the retention and/or redevelopment of employment uses and approximately 20 dwellings. The site adjoins the National Park (its western boundary) and the scheme should reflect that in its design.

4.36 The Draft SA report assesses all the allocations in this policy as having mostly neutral but some positive likely effects in achieving sustainable development in the parishes. All the allocations are in accordance with the spatial strategy of Policy 1.

**Policy 3: Managing Housing Supply**

***The Neighbourhood Plan will manage the supply of the housing land it allocates for development over the plan period. In no five year period commencing April 2016 and ending March 2031 will there be consented more than approximately one third of the total number of dwellings allocated in Policy 2.***

***If in a five year period there have been fewer than one third of the total number of dwellings delivered, then that shortfall may be supplied in one or both of the subsequent five year periods.***

***This policy only applies to the consideration of proposals for housing development on the sites that are allocated in the Neighbourhood Plan.***

4.37 This policy establishes a key principle in managing the supply of the new houses allocated in the SSWNP over the full plan period. For clarity, the five year periods are April 2016 – March 2021; April 2021 – March 2026; and April 2026 – March 2031. This takes into account the timing of the making of the SSWNP and of the likely on-site delivery of its first allocations. They will be at least a year after it is made in summer 2015, given the lead-in time required to make a planning application and deliver the scheme on the ground. The March 2031 date coincides with end of the forthcoming HDPF plan period.

4.38 The intention of the policy is to allay community concerns of too much housing development coming forward in the early years of the plan period, following the same principle of Policy CP9 of the Horsham Core Strategy. It therefore divides the total number of dwellings into approximately three thirds to coincide with three five-year periods. The policy will be implemented through the regular monitoring of housing completions in the parish. Should allocated sites not come forward as envisaged, then the policy allows for future periods to catch up with supply.

4.39 Most of the sites allocated in Policy 2 of the SSWNP are available now and could all come forward in the first five years of the plan period. However, the SSWNP has a sixteen year period and it is reasonable for the local community to expect that its allocation provisions will be managed over the full period in return for supporting housing growth in the parish. Moreover, the proposed HDPF does not rely on the delivery of new homes through Neighbourhood Plan allocations in its first five year period.

4.40 The policy makes it clear that it does not seek to manage the supply of allocation sites in relation to other consented housing schemes in the parish. Nor does the policy seek to manage the timing of those other consents.

4.41 The Draft SA report assesses this policy as having neutral likely effects in achieving sustainable development in the parishes.

#### **Policy 4: Employment Uses**

***Development proposals for new employment uses or to extend or intensify existing employment uses will be supported, provided:***

- i. They are within the built up area boundary of Storrington & Sullington or they comprise previously-developed land within the A24 corridor only;***
- ii. If they are located within that part of the A24 Corridor within the South Downs National Park or its setting, they conserve the landscape and scenic beauty of the Park;***
- iii. They can demonstrate they will lead to a likely increase in the number and quality of local employment opportunities;***
- iv. Their transport assessment can demonstrate that the traffic generated by the proposal will have acceptable access to the principal road network; and***
- v. The landscape scheme is able to mitigate any impacts on the street scene, local amenity and on any adjoining countryside by the provision and maintenance of effective screening by trees or woodland planting along the boundaries of the site.***

4.42 This policy supports suitable economic development in the parishes and complements policies CP10 and CP11 of the Horsham Core Strategy (and policies 7 and 8 of the HDPF). In doing so, the policy focuses this support only within the defined built up areas of the larger village of Storrington & Sullington and on previously used land within the A24 corridor. This will avoid inappropriate development in the open countryside and the National Park. For the purpose of this policy, the A24 corridor is defined as land within approximately 100m of the road.

4.43 The local community is mindful of the existing planning consent for development of a new facility at Rock Business Park, and that in the longer term, the owners of North Farm may consider B1-B8 employment development, which would be supported. In all cases, the proposals must be able to demonstrate that schemes are suited to their location in terms of access, traffic impacts and landscape character. They should especially seek to locate new development within or adjoining existing clusters of buildings.

4.44 The Draft SA report assesses this policy as having one positive and otherwise neutral likely effects in achieving sustainable development in the parishes.

### **Policy 5: Storrington Village Centre**

***The primary retail area in Storrington, as defined on the Horsham District Planning Framework Proposals Map, will be retained for retail, service, office and leisure uses only.***

***Development proposals for windfall housing schemes on land in or adjoining the village centre will be supported, provided they retain a viable area of land and/or premises in a village centre use and have regard to the other policies of the neighbourhood plan and development plan.***

4.45 This policy restates the importance of protecting the commercial uses of the defined Storrington village centre to sustain its vitality and viability.

4.46 The village centre, which is defined on the 2007 Horsham District Proposals Map and by Policy CP17 as having a retail frontage (and as a Secondary Centre by Policy 11 of the HDPF), will continue to be the focus for retail and commercial uses in Storrington and Sullington. The provisions of that policy will be complemented by this policy, which allows for housing schemes in or adjoining the centre to enable the retention of retail and commercial uses, for example as provided for by Policy 2vii of the SSWNP.

4.47 The Draft SA report assesses this policy as having a number of positive but otherwise neutral likely effects in achieving sustainable development in Storrington.

### **Policy 6: Washington Village Centre**

***Proposals for the development of, or change of use to, a village shop (Use Class A1) within or adjoining the settlement boundary at Washington will be supported, provided the scheme has regard to:***

- i. The availability of on-street and off-street car parking for the shop;***
- ii. The amenities of adjoining residential properties; and***
- iii. The need to conserve the landscape and scenic beauty of the South Downs National Park.***

4.48 This policy encourages the provision of a new convenience shop in Washington village, which current lacks such a facility to serve the local community. This may be brought about either by the change of use and conversion of an existing building or by a new development scheme and is consistent with Policy CP15 and Policy CP17 of the Horsham Core Strategy.

4.49 As there are few practical opportunities within the built up area boundary, the policy allows for a new development scheme outside but adjoining the built up area boundary. In all cases, it requires that the scheme makes proper provision for car parking and takes into account the amenities of local residents.

4.50 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in Washington.



## **Policy 7: Tourism Development**

**Proposals for the reuse of the former Chantry Mill Quarry, as shown on the Policies Map, for tourism or other community related development, will be supported, provided:**

- i. The development scheme has full regard to the provisions of the West Sussex Local Minerals Plan and to the approved restoration scheme of the minerals workings;**
- ii. The design and access of the scheme will conserve the landscape and scenic beauty of the South Downs National Park;**
- iii. The scheme proposes a green infrastructure masterplan that makes provision for preserving, restoring and recreating habitats of the adjoining Chantry Mill Site of Special Scientific Interest and that includes proposals for landscaping and ecological connectivity with the surrounding land;**
- iv. The scheme prevents harm to the geological conservation interest of the quarry;**
- v. Significant harm resulting from development is avoided or is adequately mitigated or, as a last resort, compensated for;**
- vi. The scheme makes provision to mitigate the cumulative impact of new traffic movements of the scheme and of the proposals for Chantry Mill Industrial Estate in Policy 2 of the Neighbourhood Plan on Chantry Lane and its junction with Washington Road to the satisfaction of the local highway authority; and**
- vii. The economic, social and tourism benefits arising from the scheme can clearly demonstrate they outweigh any adverse environmental impacts.**

**Proposals to establish the Sandgate Country Park, as shown on the Policies Map, will be supported to secure the beneficial use of restored minerals workings and other land for public access in perpetuity. Proposals for tourism and recreational development in the Country Park that are appropriate in scale and location will be supported, provided:**

- viii. they comprise effective visitor management measures to avoid causing harm to local biodiversity interest; and**
- ix. full regard is had to the provisions of the West Sussex Local Minerals Plan and to the approved restoration scheme of the minerals workings.**

**Proposals for the development of, or change of use to, a C1 bed and breakfast, hotel or hostel use within a built up area boundary will be supported, provided the scheme:**

- x. If located in the South Downs National Park, has regard to conserving its landscape and scenic beauty;**
- xi. Provides for sufficient off-street car parking spaces; and**
- xii. Has regard to the amenities of adjoining residential properties.**

4.51 This policy serves three purposes; it makes specific provision for the development of a new tourist attraction at the former Chantry Mill Quarry; it promotes the creation of a new Sandgate Country Park; and it encourages the development of new accommodation to support the growth of the local tourism economy.

4.52 The proposals for the former Chantry Mill Quarry relate to only that part of the larger site. They are intended to encourage the reuse of the site for a new tourist attraction for the area, which again complements the Core Strategy and HDPF tourism policies and Policy 2v of the SSWNP, which allocates the adjoining industrial estate for employment and housing uses. They acknowledge the safeguarding of potential future minerals deposits (as defined by the West Sussex Local Minerals Plan) and the provisions of the conditions for the restoration of the quarry workings. The policy also requires proposals to take into account the designation of part of the wider site, but not the developable area, as an SSSI and its location within the setting of the National Park. Importantly too, the policy requires the assessment and mitigation of traffic impacts to consider the cumulative effects of this scheme with that provided for by the proposals of Policy 2 for the Chantry Mill Industrial Estate.

4.53 The local community has been keen to see the creation of the Sandgate Country Park for many years as an outcome of the exhaustion and restoration of the minerals workings to the north and south of Washington Road. Together with other open land and woodland in the vicinity, this area could be transformed into a significant public recreational and tourism asset for the wider area and National Park. Although it may be some years before extraction is completed in some places, the policy expects that components of the Country Park can be established in phases.

4.54 In respect of promoting tourist accommodation, the policy complements Policy CP18 of the Horsham Core Strategy (and Policy 10 of the HDPF) by giving specific encouragement for the provision of new hotel, hostel and bed and breakfast accommodation, either by way of change of use or by new development within the built up areas. In doing so, however, it requires proposals to ensure that they are suited to their location.

4.55 The Draft SA report assesses this policy as having one positive and otherwise neutral likely effects in achieving sustainable development in the parishes.

### **Policy 8: Broadband & Mobile Communications**

***Proposals to provide access to a super-fast broadband network to the villages of the parishes and outlying properties in the countryside and to improve the speed of existing services will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.***

4.56 This policy supports the improvement of access to super-fast (fibre and copper based) broadband and mobile communications infrastructure and services across the parishes. In doing so, the policy is supportive of above-ground installations requiring planning consent, provided they are sited and designed to accord with a rural location.

4.57 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in the parishes.

### **Policy 9: Education Uses**

***Proposals to establish new education facilities within or adjoining the Storrington/Sullington built up area boundary or to extend an existing education facility will be supported.***

4.58 This policy supports development proposals to build new and to extend local schools in the area. The existing facilities and uses already benefit from the protection offered by Policy 14 of the Horsham Core Strategy (and by Policy 41 of the HDPF).

4.59 The local schools are popular in serving the villages and surrounding area. Their sites are capable of being extended in principle but proposals should also ensure that they are able to manage the increasing demand for car parking and pupil 'drop off'.

4.60 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in the parish.

### **Policy 10: Community & Medical Facilities**

***Proposals to create new and/or co-locate existing community facilities within the built up area boundary will be supported.***

***Proposals to establish a new skate park at Storrington Recreation Ground will be supported.***

4.61 This policy refines Policy CP14 of the Horsham Core Strategy (and Policy 41 of the HDPF) in providing specific support to development proposals in Storrington Village Centre that are intended to secure the long term benefit of a range of facilities that are important to the local community. The closure of the Millstream medical centre may enable a comprehensive approach to be taken to providing community facilities in the future. In addition, the policy supports proposals for establishing a new skate park at the Recreation Ground, which is a convenient location for such a use, and for which a \$106 financial contribution will be required from the redevelopment of the Paula Rosa site in Policy 2.

4.62 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in Storrington.

## **Policy 11: Allotments**

***The Neighbourhood Plan allocates land off Ravenscroft, as shown on the Policies Map, for an allotment or community gardens use, provided the proposals can demonstrate that:***

- i. There is sufficient land for loading and unloading by car and for car parking spaces suited to the scale of the facility; and***
- ii. There will be no loss of local amenity by way of noise or other disturbance.***

4.63 This policy complements Policy 2viii of the SSWNP by allocating land to enable the relocation of the existing allotments off Ravenscroft. The policy requires that the proposals are designed to ensure the allotments and/or community gardens (if they are delivered as non-statutory allotments) can be properly accessed and do not harm the amenities of existing local residents.

4.64 The Draft SA report assesses this policy as having one positive and otherwise neutral likely effects in achieving sustainable development in Storrington.

## **Policy 12: Design**

***The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the Storrington & Sullington Parish Design Statement and Washington Parish Plan, and of the South Downs National Park.***

***For proposals within the National Park, and those affecting its setting, special regard should be had to the scale, location and type of external illumination so that it avoids or minimises the effect of light pollution on the Park.***

4.65 This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish. It also acknowledges that part of the parish lies within the South Downs National Park and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to a Park setting.

4.66 The Storrington & Sullington Parish Design Statement was adopted as supplementary planning guidance by HDC in 2010. The Washington Parish Plan was published by the Parish Council in 2004 and the Heath Common Village Design Statement was adopted by HDC in 1999. These documents help define the specific characteristics of their respective areas, including the designated Conservation Areas, to inform the design of planning applications and the consideration of those applications by HDC. The Parish Councils may consider extending the scope of the Parish Design Statement in due course to cover Washington Parish. The more recent initiative within the National Park to establish a 'dark skies' policy and to define Washington Parish as an 'Unlit Parish' is also embraced by the policy as it requires all development proposals within the Park or its setting (which covers much of rural Storrington & Sullington as well) to consider their effects on light pollution.

4.67 The Draft SA report assesses this policy as having one positive and otherwise neutral likely effects in achieving sustainable development in the parishes.

**Policy 13: Green Infrastructure & Biodiversity**

***Development proposals must ensure the green infrastructure assets of the Parishes are protected and maintained, and wherever possible, enhanced.***

***Development proposals will be supported, provided their layout and landscape schemes have regard to the following principles as appropriate:***

- i. Existing hedgerows, trees and ponds must be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;***
- ii. All schemes must consider providing for wildlife;***
- iii. Non-Tree Preservation Order trees and those outside the Conservation Areas are all important to the setting of the parish and to wildlife and so regard must be had to their retention or replacement with indigenous species to retain that setting;***
- iv. Schemes must retain existing green corridors, ponds and other important wildlife habitats and the opportunity for a landscape scheme to provide a new green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised;***
- v. Landscape schemes should provide for the effective screening of new developments, including providing for their ongoing maintenance;***

4.68 This policy complements Policy CP1 of the Horsham Core Strategy (and Policy 30 of the HDPF) by requiring all development proposals to fully consider how they may affect existing green infrastructure assets and how they may enable new assets to be created or existing assets connected.

4.69 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in the parishes.

## **Policy 14: Local Green Spaces**

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

- i. Sandgate Park**
- ii. River Stor and its environs**
- iii. The Mill Pond**
- iv. Meadowside**
- v. Hurston Lane Field**
- vi. Storrington Memorial Pond, Pulborough Road.**
- vii. Windmill Copse, Downsview Avenue**
- viii. Sullington Recreation Ground**
- ix. Field at the top of Downsview Avenue (and footpath leading to far end of Water Lane)**
- x. Matt's Meadow**
- xi. Fryern Dell**
- xii. The Glade**
- xiii. Rugby Ground**
- xiv. The Gliding fields**
- xv. Washington Recreation Ground**
- xvi. Storrington Recreation Grounds**
- xvii. The Triangle**
- xviii. Jockey's meadow**
- xix. Vera's Shelter and Green (Heath Common)**
- xx. 1<sup>st</sup> extension graveyard**
- xxi. Millford Grange Country Park**
- xxii. Warren Hill**
- xxiii. Longbury Hill**
- xxiv. The Glebe field**
- xxv. Amberley Road (South of development site policy 2iv)**

**Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose.**

4.70 This policy proposes a number of important green spaces in the parishes to be protected from development by the designation as Local Green Spaces in accordance with the NPPF. The location of each site is shown on the Policies Map.

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

4.72 The Draft SA report assesses this policy as having some positive but otherwise neutral likely effects in achieving sustainable development in the parishes.

## **Policy 15: Air Quality**

**Development proposals will be supported provided they can demonstrate that their traffic impacts will not significantly decrease air quality in the Storrington Air Quality Management Area, as shown on the Policies Map.**

**All development proposals that will result in an adverse impact on the Storrington Air Quality Management Area will be required to mitigate this impact by making a planning obligation to provide a financial contribution to delivering a specific action in the Storrington Air Quality Action Plan.**

4.73 This policy seeks to minimise the impact of new development in the parishes on the designated Storrington Air Quality Management Area (AQMA) in the village centre. The AQMA was designated to address the poor air quality in the centre as a result of traffic movements and regular congestion.

4.74 It is accepted that much of the problem is caused by traffic passing through the village centre on the A283. However, the parish villages also generate traffic using the centre or also passing through. The policy therefore requires all development proposals in the parishes to have regard to the AQMA and to ensure, where possible, avoiding any adverse impact.

4.75 The policy also requires that where the scale of a proposal is large enough that an adverse impact cannot be avoided, the applicant should make a financial contribution to delivering the approved Action Plan for the AQMA. This plan sets out a range of actions that aim to reduce the air quality problems. Given that from April 2015 it will not be possible for more than four proposals to fund the same investment using a S106 planning obligation, the policy requires that the applicant funds a specific action in the Action Plan, to which up to another three proposals may contribute.

4.76 The Parish and District Councils will monitor and review the goals and delivery of the Action Plan to ensure it remains up-to-date and relevant to tackling the air quality problems of the AQMA.

4.77 The Draft SA report assesses this policy as having one positive and otherwise neutral likely effects in achieving sustainable development in Storrington.

## **Policy 16: Traffic & Transport**

***Development proposals will be supported provided they can demonstrate that their traffic impacts on the local road network can either be avoided or can be mitigated to the satisfaction of the local highways authority.***

***Development proposals will be supported if they specifically contribute to:***

- i. the alleviation of traffic problems within the parishes;***
- ii. the creation a new network of cycle paths, footpaths and bridleways between the villages and their neighbouring parishes away from the main roads; or***
- iii. the creation of new cycle paths from the settlements to the South Downs and to the schools.***

***Development proposals that will result in the net loss of public car parking facilities in the village centre will be resisted. Proposals that will result in additional public car parking facilities to support the village centre will be supported.***

***Proposals for housing development must provide for the minimum off-road car parking spaces as follows:***

- 2 parking spaces per 1-3 bed house***
- 3 parking spaces per 4-bed house***
- Proportionate spaces for any larger houses***
- Parking spaces for flatted accommodation to be determined on a case-by-case basis***

***Proposals for employment or leisure development must include adequate on-site parking provision, to avoid adding to current local road access problems.***

4.78 This policy serves a number of purposes in respect of ensuring future development proposals in the parishes are suitable in traffic and parking terms and are encouraged to contribute to the provision of new facilities.

4.79 The local community is very concerned about the current impact of traffic passing through, as well as generated by development within, the parishes. The A283 is too often used as an alternative road solution by drivers seeking to avoid congestion on the A27 to the south. This has created the air quality problems that Policy 15 of the SSWNP addresses within Storrington Village Centre. The continuing growth of Storrington & Sullington, together with their legacy of peripheral industrial estates, will continue to make these matters worse, if future development proposals are not required to specifically identify their impact and include measures to minimise that impact.4.75 In addition, consideration will also be given to supporting the development of draft traffic and transport policies by the statutory authority for improvements to traffic management throughout the villages.

4.80 The policy also encourages proposals to consider how they can make provision for improving footpaths, cycleways and bridleways in the parishes, when the opportunities arise.



4.81 Finally, the policy proposes minimum car parking standards for new development schemes to counter the recent trend of too few off street parking spaces being planned for, resulting in problems of on street parking.

4.82 The Draft SA report assesses this policy as some positive but otherwise neutral likely effects in achieving sustainable development in the parishes.

## **5. Implementation**

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

### **Development Management**

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

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

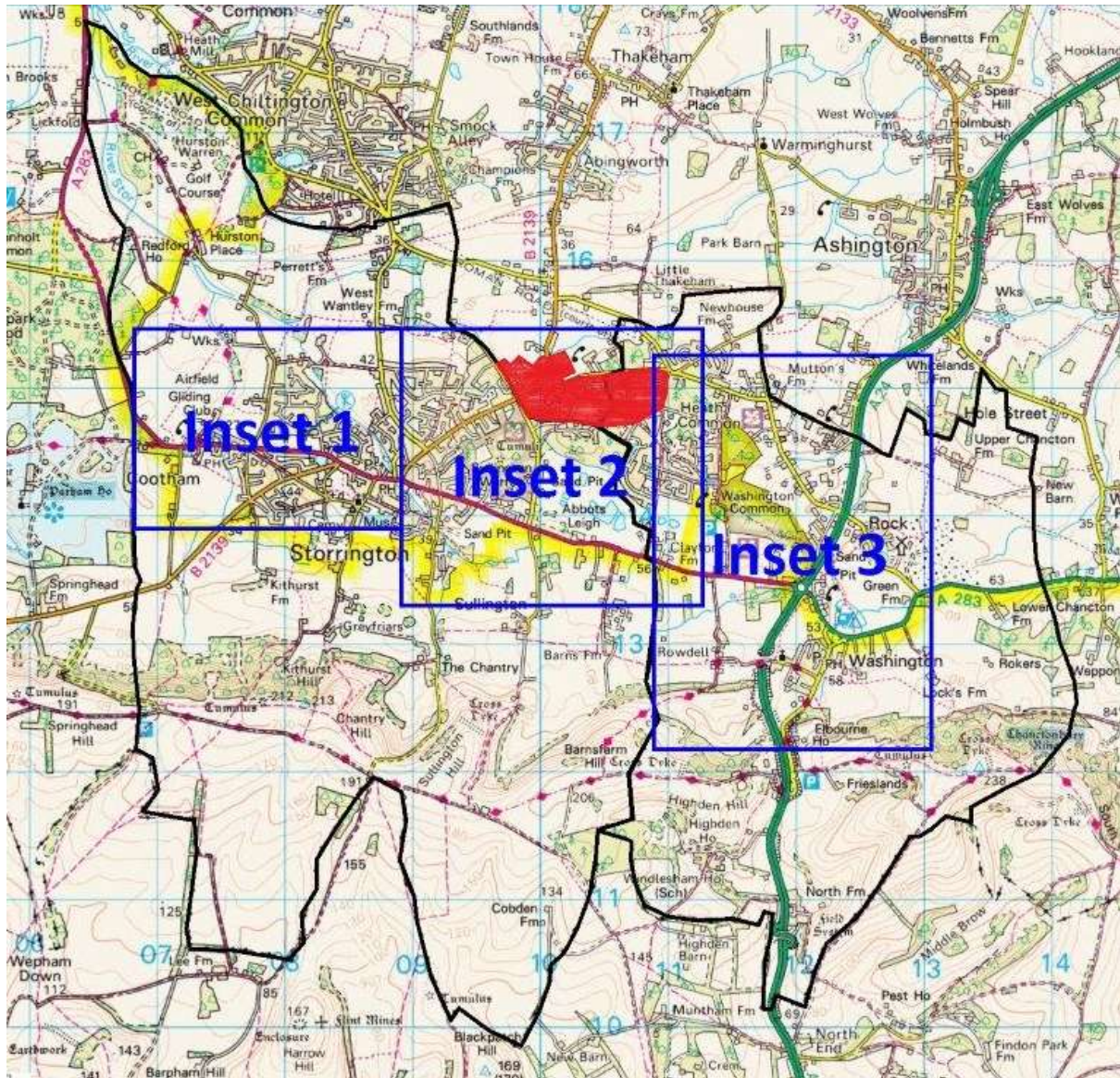
### Infrastructure

5.4 The Neighbourhood Plan will enable funding to be secured by HDC from planning obligations and from the Horsham Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan.

5.5 The Parish Councils will wish to see sufficient infrastructure payments made by developers to fund local schools, health and utility services as a matter of course. However, they would like to express some preferences about contributions and spending in relation to other matters in the Parishes.

5.6 The prioritisation and timing of these projects will be based on an assessment by the Parish Councils of community need, viability and affordability and long-term community benefit and urgency.

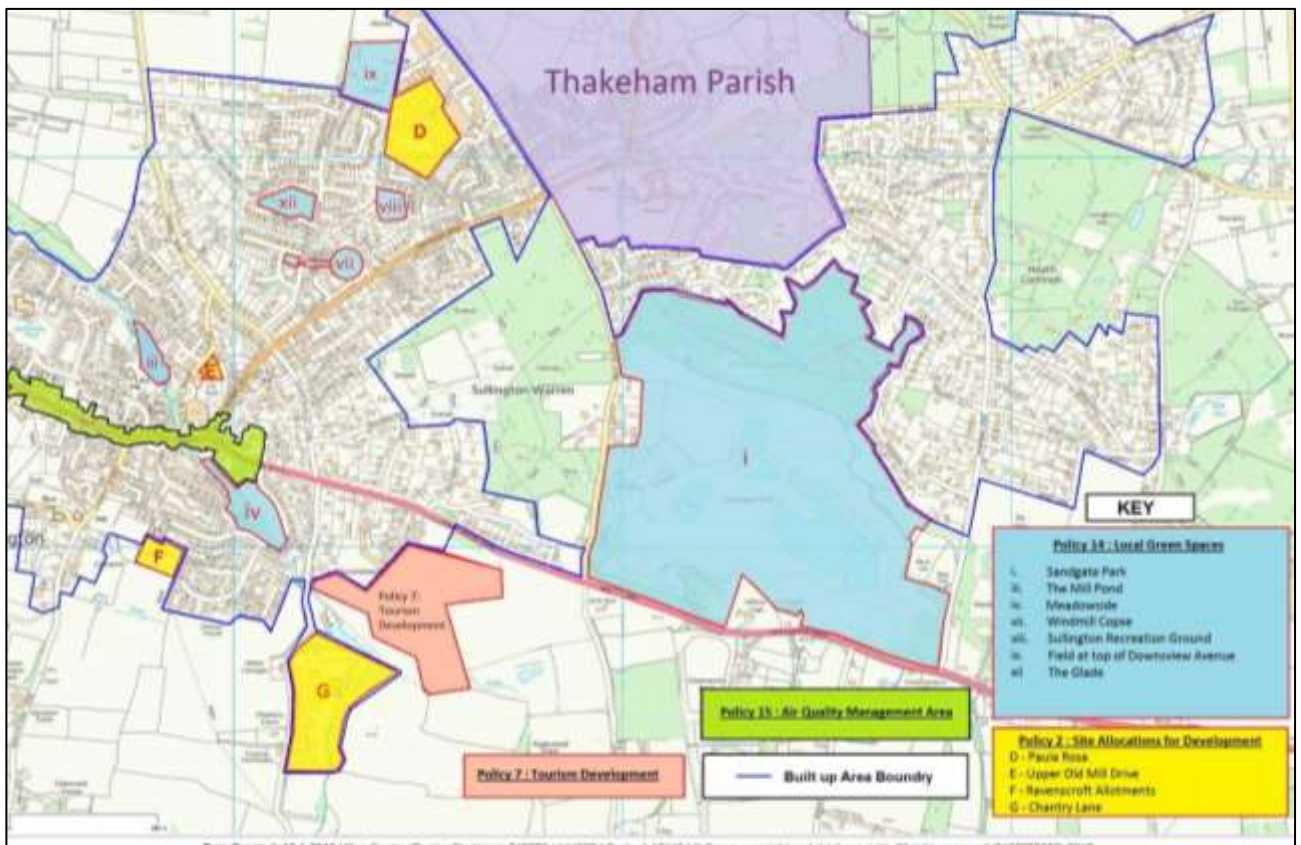
## Policies Map & Insets



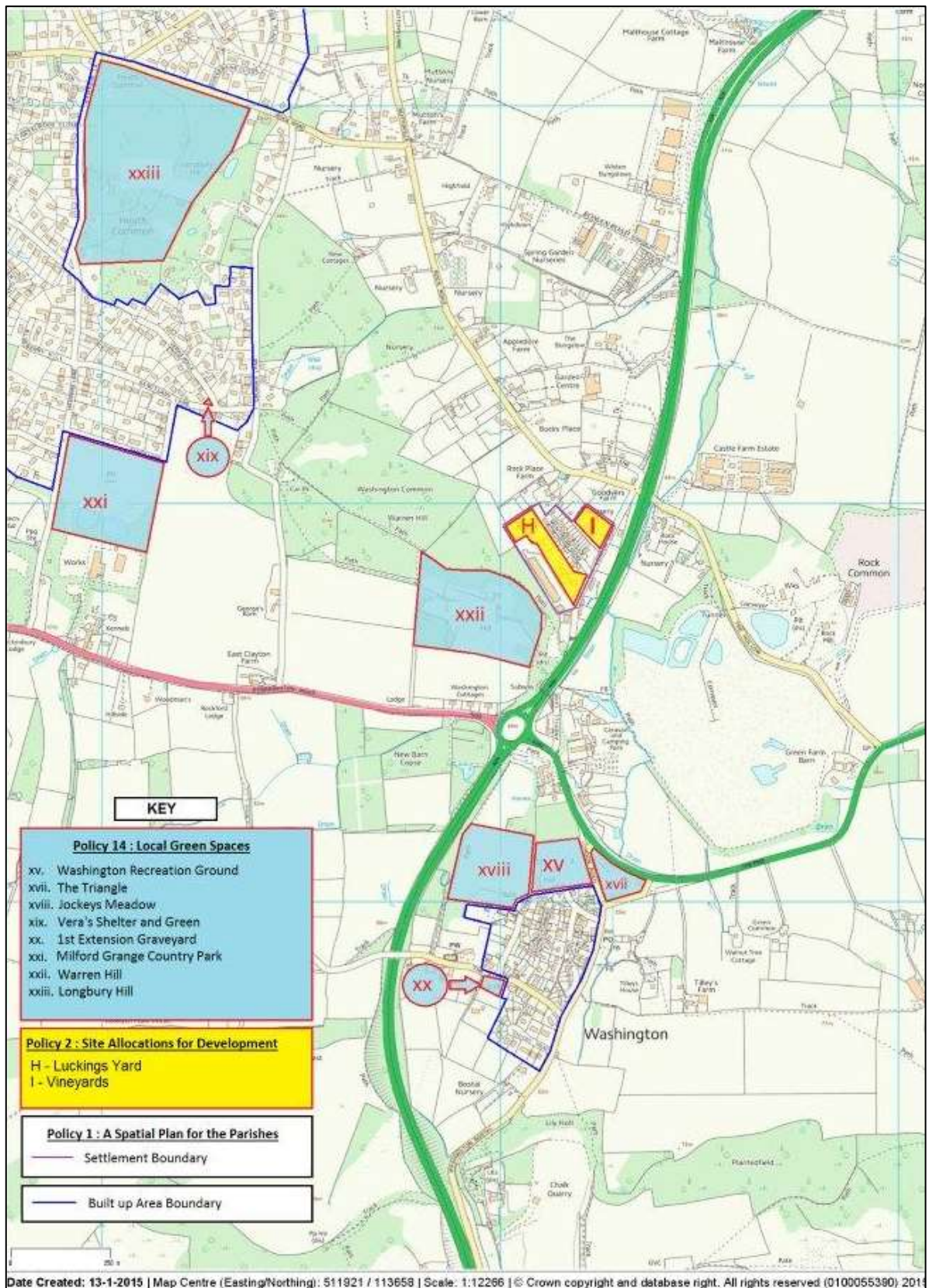
## Policies Map Inset 1



## Policies Map Inset 2



# Policies Map Inset 3



## Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Storrington & Sullington Parish Council and Washington Parish Council websites'.

Storrington & Sullington Action Plan: 2013-2018 (2012)
Storrington & Sullington Parish Design Statement (2010)
Heath Common Village Design Statement (1999)
Washington Parish Plan (2004)
Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Community, Infrastructure and Local Economy Focus
Closing Report for the Farmlands, Environment and Countryside Focus
Closing Report for the Transport and Traffic Focus Group (2014)
SSW NDP Community Survey (2014)
SSW NDP Housing Needs Survey (2014)
SSW NDP Draft Sustainability Appraisal (2015)
SSW NDP Site Assessment Report (2015)
Storrington Traffic Management - Options Appraisal (2013)
Storrington Old Mill Drive Diamond Planning Brief (2008)
Storrington & Sullington Community Action Plan (2013-2018)
Horsham District Planning Framework: Proposed Submission (2014)
Horsham Strategic Housing Land Availability Assessment (2014)
Horsham Green Infrastructure Strategy (2014)
Horsham District Planning Framework: Habitats Regs Assessment (2014)
Horsham District Planning Framework: Sustainability Appraisal (2014)
Horsham District Core Strategy DPD (2007)
Horsham District General Development Control Policies DPD (2007)
Horsham District Site Specific Allocations of Land DPD (2007)
Horsham District Planning Obligations SPD (2007)
Horsham District Facilitating Appropriate Development SPD (2009)
Horsham District Council Infrastructure Study (2010)
Horsham District Council Landscape Character Assessment (2014)
Horsham District Council Strategic Flood Assessment (2007)
Horsham District Council Retail Needs Study (2010)
Horsham District Council Employment Land Review (2010)
Environment Agency – Flood Maps (2014)
NW Sussex Economic Growth Assessment: Horsham (2014)
South Downs National Park AONB Management Plan (2011)
South Downs National Park Local Plan: Options Consultation (2014)