



HURSTPIERPOINT & SAYERS COMMON
PARISH COUNCIL

PARISH 2031

Neighbourhood Plan

CONSULTATION DRAFT

March 2013

Parish 2031 Neighbourhood Plan

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For approval by Council: 14 February 2013

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1. Introduction:

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

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

The Neighbourhood Plan process is:

(A) This CONSULTATION DRAFT Plan is published for a 6-week public consultation and anybody is able to comment on any aspect. Please send your comments by post or email to:

The Clerk to the Council
Hurstpierpoint & Sayers Common Parish Council
Village Centre, Trinity Road
Hurstpierpoint
WEST SUSSEX BN6 9UY

Email: hurstpierpoint.pc@btinternet.com

Comments should be received no later than 12.00 noon Monday 15 April 2013
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(B) The Parish Council will consider the responses and make any adjustments it agrees are appropriate. The SUBMISSION Plan is then produced.

(C) The SUBMISSION Plan is lodged with the local Planning Authorities, Mid Sussex District Council and the South Downs National Park Authority. If approved it will then be published for a further 6-week consultation period with the planning statutory bodies, who are entitled to make their comments.

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

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

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

Following this process and its expected timetable, it is hoped that the public referendum will be in Autumn 2013.

2. Background and general policies:

2.1 Public consultation and feedback

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

A public exhibition of suggestions for the Neighbourhood Plan was launched in October 2012 in both Hurstpierpoint and Sayers Common and attended by over 600 residents. Over 500 written responses were received which have helped the Parish Council to develop the policies in this Plan.

Key themes from the feedback:

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

2.2 Parish Vision and Strategic Objectives

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

Parish vision statement:

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

Strategic Objectives for the Neighbourhood Plan

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

2.3 Sustainability Appraisal

As part of the gathering of evidence and the consultation with other authorities, the Parish Council has published its Sustainability Appraisal Scoping Report (January 2013) and is compiling its Sustainability Appraisal document, which comprises the methodology and data analysis from which this Plan has been prepared.

2.4 Built-up areas

The proposals maps which form part of this Plan define 'built-up areas' for Hurstpierpoint and Hurst Wickham, Sayers Common and Goddards Green. The area outside these is 'countryside'. Where relevant, the policies of the District Plan (2012) shall apply to these areas.

2.5 Burgess Hill 'Northern Arc' development

The proposed Northern Arc development, as defined in the District Plan (2012) forms a major component of the District Plan and of the development plans of Burgess Hill. The western part of the 'Arc' is located within the Parish and within the scope of this Neighbourhood Plan, which includes employment and recreation land allocations which are consistent with the District and Burgess Hill Plans.

2.6 Other Plans and policy frameworks

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

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

3. Countryside, landscape and conservation

3.1 Countryside area of development restraint

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

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

POLICY Countryside C1 Conserving and enhancing character:
The intrinsic character of the area of 'Countryside' shall be protected from future development, including formal sports and recreation areas, unless otherwise provided for in the countryside development restraint policies of the District Plan (2012).

The area of the Parish immediately south of Hurstpierpoint lies within the South Downs National Park for which new planning policies are emerging to protect the countryside from development which detracts from the quiet enjoyment of the Park.

POLICY Countryside C2 South Downs National Park:
Development, including formal sports and recreation areas, will be permitted within the National Park only where it conform to the objectives of the South Downs National Park Authority.

3.2 Defining existing settlements and prevention of coalescence

The pattern of this area of central Sussex is defined by the high density of small towns and villages separated by countryside, mostly under agricultural management, and areas of woodland. Each settlement has its own community and distinct character and local history which contribute to the quality of life in this part of the county. The area of the Parish is no exception to this and the, sometimes small, distances between neighbouring towns and villages deserve significant protection against new development which could otherwise lead incrementally towards coalescence of settlements. Local Gaps are identified where development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements.

POLICY Countryside C3 Protection of settlement identity :
The countryside around the settlements of Hurstpierpoint and Sayers Common shall be protected from development that could individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements. Local Gaps are identified in the following locations:
between Hurstpierpoint and Hassocks
between Sayers Common and Albourne
between Hurstpierpoint and Burgess Hill
between Goddards Green and Hickstead

3.3 Quiet Lanes

Some country lanes in the Parish contribute to recreation and the enjoyment of the countryside, by cycling, walking and horse-riding. The banks and hedgerows alongside the lanes also contribute to the biodiversity of the countryside by providing habitats for their conservation. The Highway Authority will be encouraged to define the following as 'Quiet Lanes' to be protected by limiting width and restricting access, but still

operating as public highway: Langton Lane, Pookbourne Lane, Bishopstone Lane, Gatehouse Lane, Danworth Lane/High Hatch Lane, Pompers Lane, Pangdean Lane, Policemans Lane (Public highway section), and Jobs Lane

POLICY Countryside C4 Quiet Lanes:

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

3.4 Conservation Areas in the built environment

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

POLICY Countryside C5 Conservation Areas:

The existing Conservation Areas of Langton Lane, High Street, and Hurst Wickham shall be reviewed for possible modification and extension.

3.5 Hurstpierpoint College

The College is a valuable and distinct institution forming a campus which includes a number of Listed buildings and others of architectural merit. Set apart from the built-up area, the setting of the College in open countryside is a valuable part of the landscape of the Parish areas, viewed from both towards the College and outward from within the campus. There will be a presumption against any development in the countryside and open space around the campus in order to conserve the setting of the College in the wider landscape, and the views.

POLICY Countryside C6 Hurstpierpoint College:

Hurstpierpoint and its setting shall be protected from inappropriate development that detracts from its special architectural character and historic interest.

3.6 Little Park Woodland

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

POLICY Countryside C7 Little Park Woodland:

In conjunction with the development of housing (POLICY H4 Little Park) the area of ancient and other woodland, at Little Park and Tilleys Copse shall be permanently protected and conserved by the creation of a management trust.

3.7 Areas of Conservation and Countryside interest - Pondlye

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

4. Amenities

4.1 'Hurst Meadows' countryside public open space

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

The area of agricultural land north of the ridgeline of Hurstpierpoint, and towards Hurstpierpoint College, has landscape value, sloping downwards towards the north, and affording long-distance views from the 'Millennium Walk' from Hurst Wickham to St Georges Chapel and west. As part of the housing development of Little Park and land north of Highfield Drive (see Policies H4 and H5) a parcel of approximately 16 Ha (40 Ac) would be designated as 'Hurst Meadows' countryside public open space, to be owned by the community (either the Parish Council or a purpose-formed trust) in perpetuity, for the benefit of the residents of the Parish for informal recreation. The area would be provided with footpaths and picnic areas, as well as areas for specific flora and fauna conservation habitats. A Management Plan would be prepared and implemented by the Parish Council and other local special interest groups.

POLICY Amenities A1: Hurst Meadows:

In conjunction with the development of housing (POLICY H4 Little Park) a new area of countryside public open space for informal recreation ('Hurst Meadows') should be provided as follows:

- a) To be owned by the Parish Council or other specially created trust.**
- b) To be covenanted against development or building in perpetuity.**
- c) A 'Management Plan' shall be prepared in conjunction with local special interest groups, to decide the layout and any special features.**
- d) To include areas for the conservation and preservation of flora and fauna.**
- e) To have a financial fund to provide for its maintenance for not less than 30 years.**

4.2 Health Services

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

4.3 Schools

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

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

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

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

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

4.4 Recreation Grounds

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

The Local Plan (2004) identified a deficit of outdoor recreation space in the College Lane, Hurstpierpoint area, which remains unfulfilled. The Parish Council will investigate the possibility of providing suitable space during the Plan period. The Plan also identified a need for expanding the existing Fairfield Recreation ground, Hurstpierpoint, for formal outdoor playing area. There is an opportunity to provide this space in conjunction with new housing development at Chalkers Lane.

POLICY Amenities A2: Fairfield Recreation:

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

4.5 Formal sports facilities – Burgess Hill ‘Northern Arc’

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

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

The town of Burgess Hill, which abuts the Parish, in its Townwide Strategy (2011) proposed an area for formal Outdoor Community Sports south of the A2300 road, to serve the needs of the expanding town in the Plan period. This area would be an integral part of the ‘Northern Arc’ Development Plan identified by the District Plan (Submission Draft 2012) but lies wholly within the area of this Neighbourhood Plan.

POLICY Amenities A3: Northern Arc Outdoor Community Sports:

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

4.6 Community facilities

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

POLICY Amenities A4: Fairfield Pavilion:

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

Sayers Common has a village hall owned and operated by a local community group. The Parish Council has supported previous suggestions from the community that it could be relocated to the north side of the Reeds Lane Recreation Ground and possibly combined with a community shop run by volunteers, but more recently the Village Hall group has decided to remain at the existing site.

4.7 Places of worship

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

4.8 Allotments

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

4.9 Cemetery

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

POLICY Amenities A5: Cemetery:

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

5. Housing

5.1 Housing targets:

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

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

Household formation: National and regional forecasts estimate the average household size to fall from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%. If this was applied to the Parish, and if the population did not change, there would be a requirement for 4.8% more homes to cater for the Plan period. With an estimated 2,500 homes in the Parish in 2011, this represents an additional 120 homes.

Demographic changes: The Housing Assessment reports the Office for National Statistics prediction for the whole District to be an increase of 17,000 on an estimated population of 132,800 in 2011. This is an increase of 12.8%, based on current birth and mortality trends, and including net migration, but not taking account of specific planning policies which could introduce different housing allocations. If applied to the Parish, this would increase the estimated population by 750, from around 5,850 in 2011, to 6,600 in 2031. On the assumption of predicted household size, this suggests a further 325 houses.

However, the District Plan (2012) proposes that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, will allocate sites for 4,000 homes, and therefore absorbing a significant part of the population growth of the southern half of the District. The Townwide Strategy Northern Arc Development (Mid Sussex District Plan - 2012 – Policy Code DP5 and DP7) is in part facilitated by this Plan's development policies for Goddards Green (see Policies E1 and A3).

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

The constraints against future large scale housing allocations in Hurstpierpoint are:

- the capacity of the primary school, and the lack of a suitable alternative sustainable location
- the congestion of the central thoroughfare (High Street) with no alternative relief route
- the settings of the existing Conservation Areas and Hurstpierpoint College
- the National Park boundary
- the need to maintain the settlement pattern to avoid coalescence with neighbouring settlements

The constraints against future large-scale housing development in Sayers Common are:

- The lack of existing infrastructure (school, shops, doctors surgery)
- The lack of transport connections and distance from rail transport
- The significant surface water drainage issues through lack of a suitable watercourse running west from the village.

Taking account of these constraints, and the previous work of the MSDC Rural Issues Background Paper (2009), the following housing targets are set:

Hurstpierpoint: around 200 to 225 houses

Sayers Common: around 30 houses, but only after the surface water drainage improvements are implemented

Housing targets above these numbers would have an unacceptable impact on the character of the communities and could not be accommodated without a significant upgrade of infrastructure, such as additional schools and new roads. Such changes would alter the shape and settlement pattern with detrimental effects on the communities.

POLICY Housing H1: Housing targets: To meet the future needs of the Parish the number of new homes built shall be 230 to 255 in the period of this Plan.

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

**POLICY Housing H2: Phasing of construction:
New housing will be permitted only where it is demonstrated that there is the necessary capacity in the community and physical infrastructure**

5.2 Housing development principles and Village Design Statement

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

POLICY Housing H3: development principles: House designs and the layouts and densities shall respond to and enhance the village character of the area and shall follow the Village Design Statement (May 2004).

5.3 Hurstpierpoint - Sites for new homes:

Meeting the housing targets by a plethora of small sites would create significant local disruption across the village, even if sufficient sites could be identified. In the event, only about 5 such sites of up to 6 dwellings could be identified in the Parish Council Housing Sites Appraisal (May 2012). The benefits of large development sites include the adequate provision infrastructure which can also have associated benefits for the whole village.

**POLICY Housing H4: Little Park:
A site is allocated for 140 new homes at Little Park, Hurstpierpoint (sites HP07 and HP08)
In addition to general policy requirements, and contributions to the provision of necessary infrastructure, development will be subject to the following:**

- a) the provision of a satisfactory access point to the site for motor vehicles, cyclists and pedestrians
- b) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of this and the proposed housing at Sites HP14 and HP15 (Chalkers Lane) to assist in the identification of any necessary off-site transport improvements;
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area,
- d) the retention and protection of significant landscape features within the site and along the site's boundaries, including the protection of the woodland at Iden Hurst and Tilleys Copse,

- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- f) the provision of adequate surface water and foul water drainage capacity;
- g) the provision of community facilities, and
- h) the provision of public open space in the form of 'Hurst Meadows' (as POLICY Amenities A1)

POLICY Housing H5: Highfield Drive:

A site is allocated for 17 new homes at land north of Highfield Drive, Hurstpierpoint (site HP01)

In addition to general policy requirements, and contributions to the provision of necessary infrastructure, development will be subject to the following:

- a) the provision of a satisfactory access point to the site for motor vehicles, cyclists and pedestrians
- b) the retention and protection of significant landscape features within the site and along the site's boundaries,
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area,
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- e) the provision of adequate surface water and foul water drainage capacity;
- f) the provision of public open space to link to 'Hurst Meadows' (as Policy Amenities A1)

POLICY Housing H6: Chalkers Lane:

Two sites are allocated for up to 65 new homes at Chalkers Lane, Hurstpierpoint (Sites HP14 and HP15)

- a) the provision of a satisfactory access points to the site for motor vehicles, cyclists and pedestrians
- b) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of this and the proposed housing at Sites HP07 and HP08 (Little Park) to assist in the identification of any necessary off-site transport improvements;
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area,
- d) the retention and protection of significant landscape features within the site and along the site's boundaries,
- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- f) the provision of adequate surface water and foul water drainage capacity;
- g) the provision of community facilities at Fairfield Pavilion (see Policy Amemities A4) and
- h) the provision of public open space by extending Fairfield Recreation ground (see Policy Amenities A2)

5.4 Sayers Common- Sites for new homes:

Most of the village lies on a level area and impermeable soils, which means that all surface water has to drain westwards through ditches and culverts in riparian ownership, eventually reaching maintained main river near Wineham, some 3 km away. At times of heavy rainfall the surface water is retained in the village, due to the inadequacy of the drainage system, and created localised ponding. The existence of old 'combined' wastewater and surface water sewers, leads to overloading of the wastewater systems, including those affecting newer properties.

Until a comprehensive scheme is implemented to address the drainage, there shall be no further housebuilding. In the longer term, towards the end of the Plan period to 2031, the village could accommodate 30 to 40 new dwellings.

POLICY Housing H7: Sayers Common:

New housing at Sayers Common will be permitted only once the existing drainage infrastructure issues have been resolved to remove the incidence of localised flooding. Within the Plan period the village might accommodate 30 to 40 new homes.

In addition to general policy requirements, and contributions to the necessary infrastructure provision, development will be subject to the following:

- a) the provision of a satisfactory access point to the site for motor vehicles, cyclists and pedestrians**
- b) the preparation and submission of an up to date Transport Assessment and Travel Plan**
- c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area,**
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- e) the provision of adequate surface water and foul water drainage capacity;**
- f) flood risk arising from fluvial flooding shall be assessed to include a 20% allowance for climate change and any areas identified as high risk through that exercise will be excluded from built development; the remaining land will be the subject of a flood risk assessment to determine what other sources of flood risk, including surface water, may exist and what mitigation strategy is necessary, to include the use of suitable sustainable drainage systems;**
- g) the provision of community facilities; and**
- h) the provision of public open space.**

5.5 Affordable homes for rent and assisted purchase:

The District Plan policy for Affordable Homes is supported.

POLICY Housing H8: Affordable Homes:

On housing developments greater than 6 units, there will be a 30% 'affordable' homes content, for rent and assisted purchase schemes for local people, with not more than 25% of affordable homes being of shared ownership.

5.6 Small sites:

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

POLICY Housing H9: Small Sites:

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

5.7 Housing styles and layout:

The villages wish to retain the characteristics of small rural communities and building styles and development layouts are expected to reflect the existing patterns and to enhance the immediate built environment.

POLICY Housing H10: Styles and layout:

On new housing developments the layouts and building styles shall reflect the characteristics of the existing village communities.

5.8 Housing for elderly and infirm:

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

POLICY Housing H11: Small dwellings:

New housing developments will be encouraged to have a proportion of small homes with ground-floor accommodation designed for people with access and movement difficulties.

6. Economy and employment

6.1 Overview:

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

Encourage existing businesses to prosper

and

Attract new businesses with high-quality employment opportunities.

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

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

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

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

6.2 Goddards Green Business Park:

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

POLICY Employment E1: Business Park:

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

6.3 Whiteoaks Farm and Valley Farm, Sayers Common:

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

POLICY Employment E2: Whiteoaks Farm and Valley Farm:

Within the defined built-up area, there will be a presumption in favour of development which maintains and enhances employment in this location.

6.4 Hurstpierpoint High Street:

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

POLICY Employment E3: Retail sector:

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

6.5 Superfast Broadband

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

POLICY Employment E4: (Superfast) Broadband:

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

6.6 Tourism:

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

POLICY Employment E5: Tourism:

Development will be permitted for facilities connected with tourism, such as small craft workshops or accommodation, subject to there being no material traffic impact on the local road network.

7. Transport

7.1 Overview:

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

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

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

7.2 Overriding Issue: Public Safety

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

POLICY Transport T1: Safety:
Safety of road and footway users in our rural Parish is of paramount importance and this factor will be core to the detailed policies contained in the Plan.

7.3 High Street Improvements Scheme

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

POLICY Transport T2: High Street Improvements Scheme:
A scheme shall be introduced to improve pedestrian safety, traffic movements and parking.

7.4 Traffic improvements scheme Cuckfield Road

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

POLICY Transport T3: Cuckfield Road:
A scheme to manage traffic speeds and parking in Cuckfield Road, between Chalkers Lane and the High Street, will be introduced as part of the housing developments at Little Park and Chalkers Lane.

7.5 Traffic improvements scheme College Lane

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

POLICY Transport T4: College Lane, Hurst Wickham:
A scheme to manage traffic congestion, pedestrian safety and parking will be investigated and where practicable implemented.

7.6 Cuckfield Road, Goddards Green Traffic Management Scheme

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

POLICY Transport T5: Goddards Green:
Support will be given for a traffic management scheme to be introduced to prevent additional traffic from the Burgess Hill Northern Arc development, and the proposed Business Park at Goddards Green on the A2300, from using Cuckfield Road and Malthouse Lane.

7.7 Speed and Safety Management on Parish Roads

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

POLICY Transport T6: Minor roads:
Schemes will be introduced to improve safety on those roads that are co-used by vehicles, pedestrians, cyclists and horse-riders.

7.8 Off Street Car Parking in Hurstpierpoint

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

POLICY Transport T7: Off-street parking:
Strong efforts will be made to identify a suitable site for off-street parking, within a 5-minute walk of the High Street, Hurstpierpoint.

7.9 Public Transport

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

POLICY Transport T8: Public transport:
Options will be explored to provide adequate public transport facilities in the parts of the Parish currently under-served.

8. Maps

1. The Neighbourhood Plan area
2. Countryside
3. Hurstpierpoint
4. Sayers Common
5. Goddards Green

9. Schedule of evidence

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

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

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

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

Hurstpierpoint and Sayers Common
CP

Date: 12-4-2012

Scale: 1:21815

Map Centre - easting / northing:
527367 / 118196

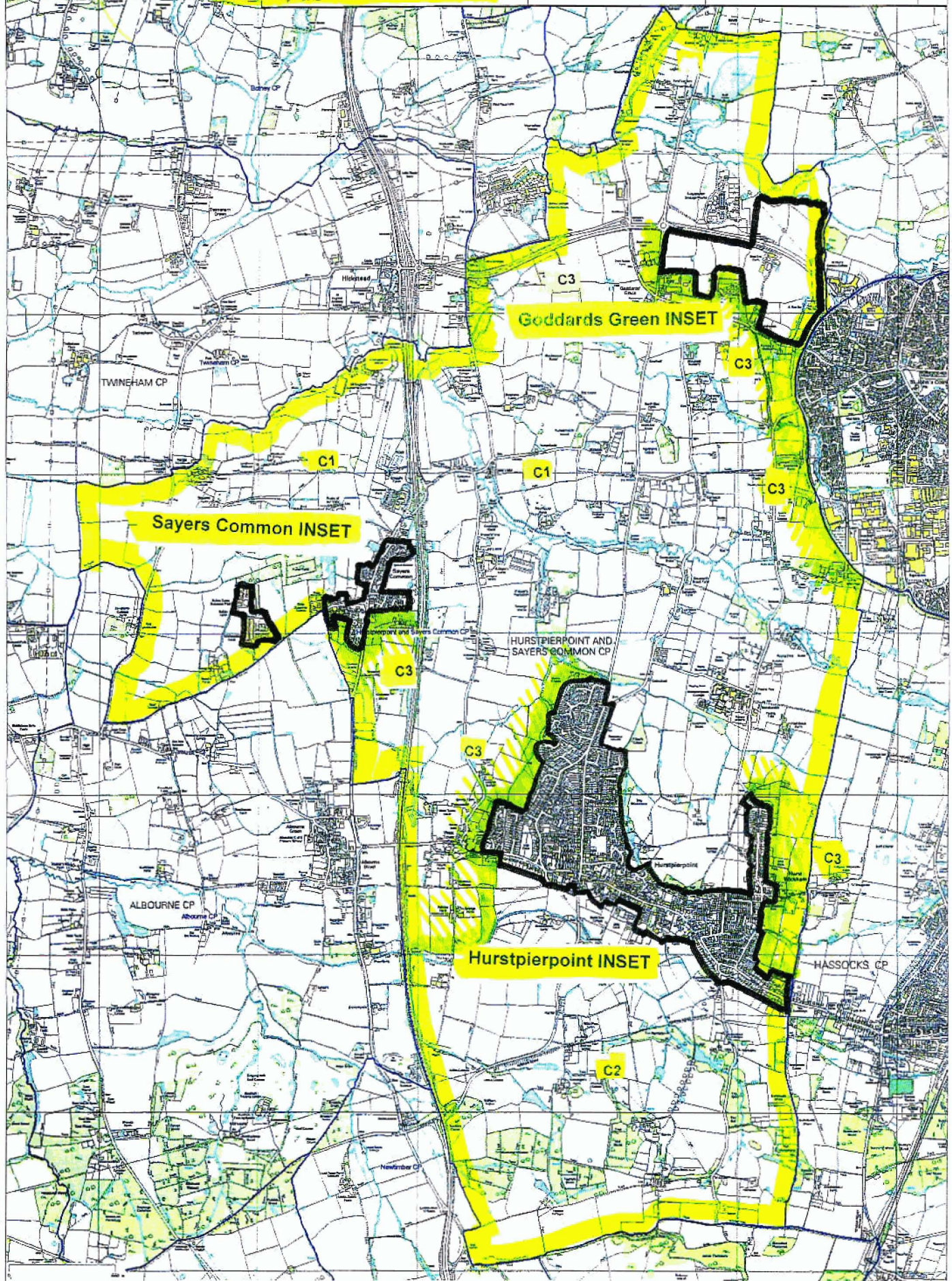
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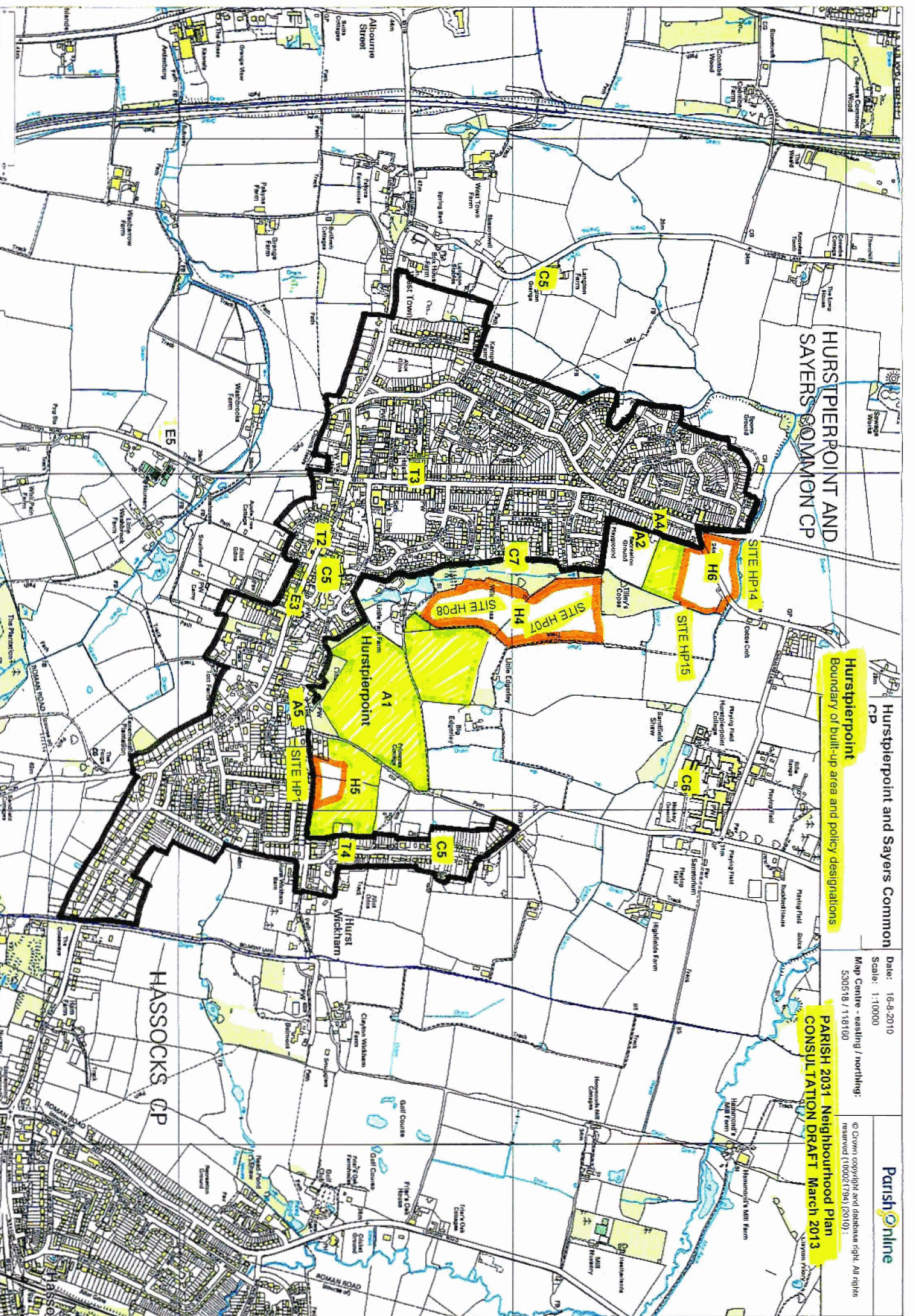
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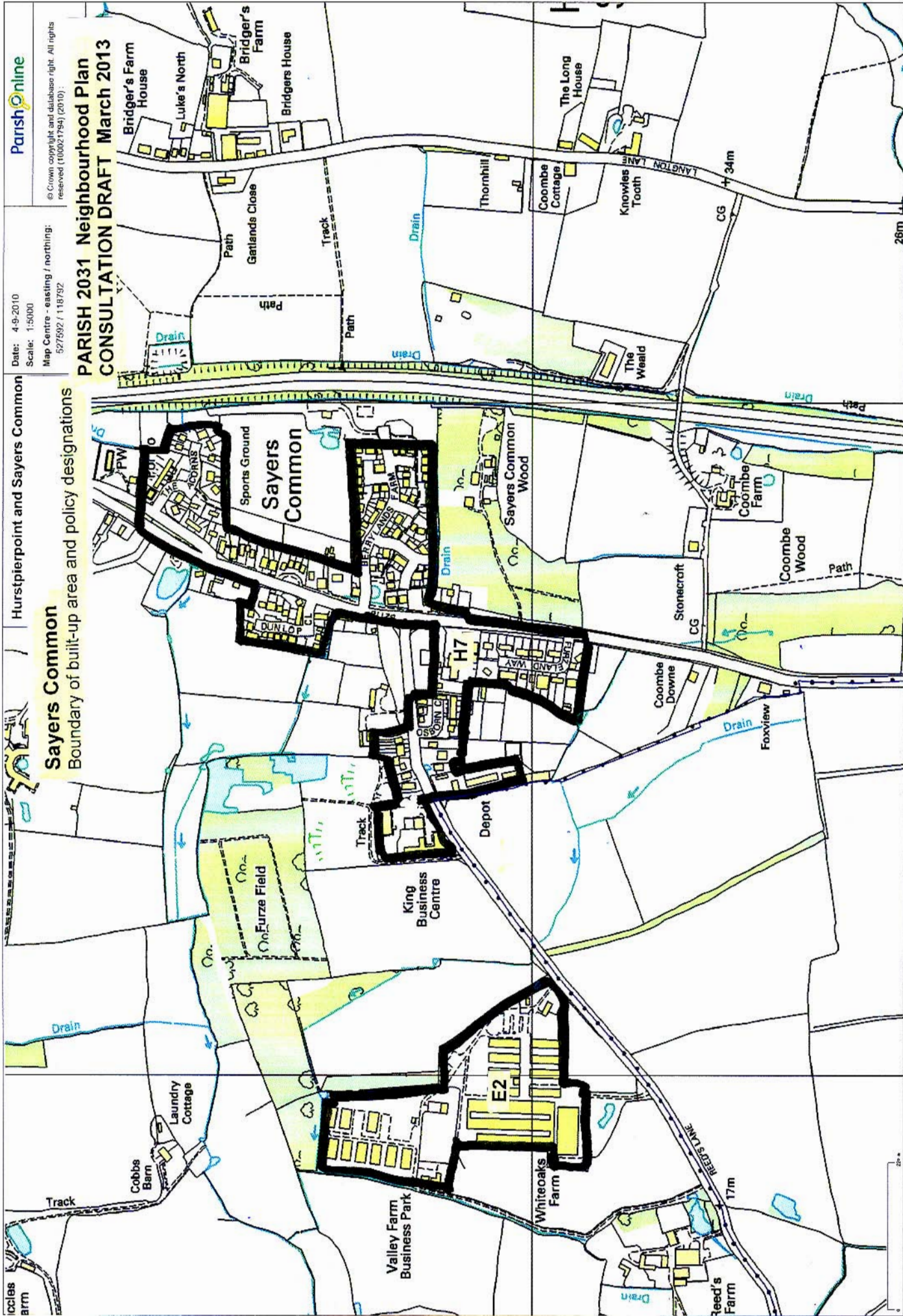


Neighbourhood Plan Boundary









Hurstpierpoint and Sayers Common

Date: 13-12-2011

Scale: 1:10000

Map Centre - easting / northing:
529069 / 120352

ParishOnline

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Goddards Green

Boundary of built-up area and policy designations

**PARISH 2031 Neighbourhood Plan
CONSULTATION DRAFT March 2013**

