

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Basic Conditions Statement



Published by Storrington, Sullington and Washington Parish Councils under the Neighbourhood Planning (General) Regulations 2012

January 2018

1. Introduction

1.1 This Statement has been prepared by Storrington, Sullington and Washington Parish Councils ("the Parish Councils") to accompany their submission to the local planning authority, Horsham District Council ("the District Council"), of the Storrington, Sullington & Washington Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

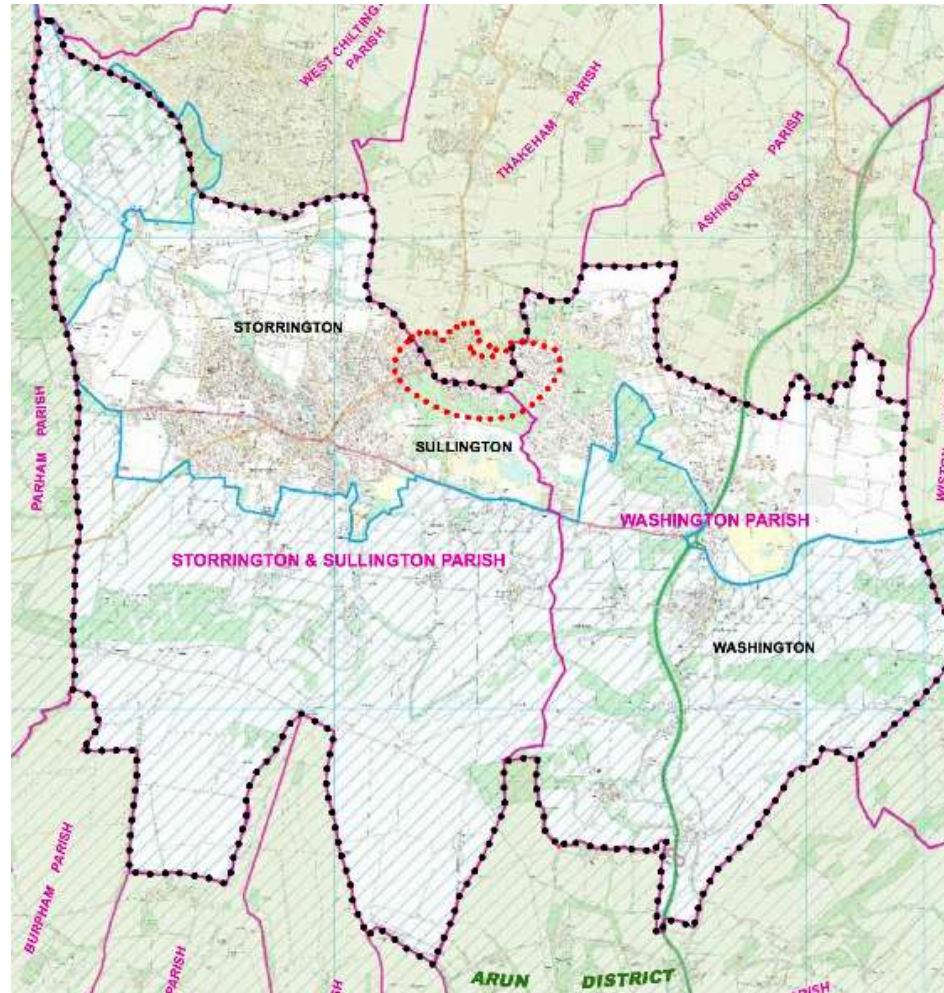
1.2 The Storrington, Sullington & Washington Neighbourhood Plan (SWWNP) has been prepared by the Parish Councils, the qualifying bodies, for the Neighbourhood Area covering the whole of the Parishes of Storrington, Sullington and Washington, as designated by the District Council on 19 December 2013. As part of the Area falls within the South Downs National Park (SDNP), that part of the Area was also designated by the Park Authority for this purpose on 10 December 2013. The Park Authority has agreed that the District Council will be responsible for arranging the examination and referendum of the neighbourhood plan.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2018 to 31 March 2031 and it does not contain policies relating to 'excluded development', as defined by and in accordance with, the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



PLAN A: The Designated Storrington, Sullington and Washington Neighbourhood Area

2. Background

2.1 The Parish Councils commenced preparation of the Neighbourhood Plan in 2013. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the keenness of the Parish Councils to anticipate and manage the proposals in the emerging Local Plan, most notably the desire for neighbourhood plans to identify sites for a total of 1,500 new homes in the district in the plan period. The Parish Councils also wish to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parishes.

2.2 A Steering Group was formed comprising parish councillors and members of the local community and it was delegated authority by the Parish Councils to make day-to-day decisions on the Neighbourhood Plan. However, as qualifying body, the Parish Councils each approved the publication of:

- the State of the Parish report of June 2014
- the Pre-Submission Neighbourhood Plan of February 2015
- the Revised Pre-Submission Neighbourhood Plan of May 2015
- the Submission Neighbourhood Plan of July 2015 (failed at examination)
- the Pre-Submission Neighbourhood Plan of July 2016
- the Revised Pre-Submission Neighbourhood Plan of July 2017
- the Submission Neighbourhood Plan of January 2018

2.3 The Parish Councils have worked closely with officers of the District Council and the South Downs National Park Authority during the preparation of the Neighbourhood Plan. The Neighbourhood Plan seeks to be in general conformity with The Horsham District Planning Framework (HDPF) adopted in November 2015. For areas that lie within South Downs National Park, the policies contained in the 2007 Horsham District Core Strategy have been used to inform the Neighbourhood Plan making process until the emerging South Downs Local Plan (SDLP) is adopted (anticipated during 2018).

2.4 The proposed requirement for the HDPF is 1,500 new homes to be delivered over the plan period (2011-2031) throughout Neighbourhood Plans in the district. This is a guideline for the Neighbourhood Plan and it has reflected on the reasoning and evidence supporting that policy in supporting housing development. This follows the Planning Practice Guidance (PPG) of March 2014, which establishes the principles for how neighbourhood plans may come forward. The HDPF does not identify a number for

each of the parishes but indicates an expected share of the housing number through its settlement hierarchy. Storrington & Sullington is amongst the larger settlements in the parish and is identified by the District Council to contribute towards the housing number as it is a 'Larger Village'. Washington lies within the SDNP and therefore has no current designation.

2.5 The Neighbourhood Plan contains a small number of land use policies (in Section 4) that are defined on the Policies Map as being geographically specific and non-statutory proposals (in Section 5) that are included for the completeness of the Neighbourhood Plan. For the most part, the plan has deliberately avoided containing policies that may duplicate the development policies that are contained in the HDPF and emerging SDLP.

2.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16 *"The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*

- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development*
- *plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan*

- *identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed”*

3.3 The Parish Councils believe the Neighbourhood Plan is planning positively to support the development needs of the district by supporting new housing and economic development on sites primarily within and on the edge of Storrington & Sullington (and one in Washington) in order to sustain the character of the settlements and meet local housing and employment needs. It also seeks to protect the National Park and to enhance open spaces and valued community facilities that benefit both parishes.

Para 183 *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- *set planning policies through neighbourhood plans to determine decisions on planning applications*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order”*

3.4 The Neighbourhood Plan establishes a clear vision for the parishes that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for housing growth and to determine future planning applications as part of the development plan.

Para 184_ *“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. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. 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.”*

3.5 The Parish Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant policies of the HDPF, the 2007 Core Strategy and the emerging SDLP. It is considered to strike a positive balance between the physical and policy constraints of the Parishes and the expectation of the strategic planning policy framework to meet local housing and employment needs.

Para 185 *“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. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”*

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a context to fit the parishes. Once made, the Neighbourhood Plan should be easily considered alongside the HDPF and emerging SDLP and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary			
No.	Policy Title	NPPF Ref.	Commentary
1	A Spatial Plan for the Parishes	15, 50, 55 110, 111, 115	This policy establishes the key spatial strategy for directing future development proposals in the parishes. It reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with Para 15 of the NPPF. This policy sets the strategic direction for all the Plan's other policies by steering new development primarily into Storrington/Sullington, the 'Larger Village' and less so to Washington and by

			<p>continuing to exert strong control over development proposals elsewhere in the countryside of the parishes.</p> <p>Through redrawing the built-up area boundary for Storrington and Sullington, and defining a settlement boundary for Washington to provide for a more restricted, small scale development, the policy balances housing growth with the provisions of Para 110 of the NPPF in respect of preparing a plan to meet the development needs and at the same time minimising detrimental effects to the natural environment, especially on the South Downs National Park (in line with Para 115). It also favours the reuse of previously developed land in line with Para 111.</p> <p>The policy contributes to delivering a wide choice of high quality homes as set in Para 50 of the NPPF and proposes to allocate those though sites immediately adjoining the existing built up area/settlement boundaries, on brownfield sites, not in the broad location of a defined green gap, site do not have a planning history of significant local community objection and is accessible to the local road network. This will enhance and maintain the vitality of the rural community and further avoid the delivery of isolated homes in the countryside. In these respects the policy is in line with Para 55.</p>
2	Site Allocations for Development	22, 28, 50, 58, 173	<p>This policy is consistent with Para 50 of the NPPF in contributing to the supply of a mix of new homes to meet local needs by allocating land for housing development within the redefined built-up area boundary of Storrington/Sullington and within the defined settlement boundary of Washington, in accordance with the spatial strategy of Policy 1. There is perceived to be a need for smaller, more 'affordable' open market homes in the main village, to meet the needs of younger and downsizer households in the area, as many of the recent housing schemes have delivered primarily larger family and executive homes.</p> <p>The policy sets out the key development principles for the site in line with Para 58. The respective landowners of each site have indicated either formally through their representations on the Pre Submission Plan and/or informally through discussions with the Plan Steering Group that their land is available and that they have no objections to these principles indicating that the scheme will be deliverable in principle in line with Para 173 of the NPPF.</p> <p>The site allocations support housing development to reflect the advice of Para 22 of the NPPF. With</p>

			policies 3 & 4 of the Plan promoting economic development at other suitable and competitive business locations in the parishes, and of a total quantum that more than compensates for the land area to be lost as a result of this policy. This policy accords with Para 28 of the NPPF in not undermining valuable rural employment opportunities. On the site where there is currently an allotment the policy requires the relocation of this community use prior to the commencement of the scheme.
3	Employment Uses	23, 28, 115	This policy supports suitable economic development in the parishes and complements Para 23 and 28 of the NPPF. In doing so, the policy focuses this support within the defined built up areas of Storrington and Sullington and to previously developed within the A24 corridor to avoid inappropriate development in the open countryside and the National Park, in line with para 115. There are potentially suitable sites in this area that are likely to meet these needs. However, they have not been identified or allocated in the Plan as more work would need to be done than is possible at this stage to ascertain their suitability and viability, work which is best left to planning applications. In which case, the policy sends a signal to land interests of the principles here with the expectation that this will encourage such applications to come forward in due course.
4	North Farm, Wiston Estate	28,115, 116	This policy supports sustainable growth and expansion in rural areas in line with Para 28 of the NPPF. North Farm sits within the National Park and so as not to contravene Para 115 and 116 of the NPPF a whole estate plan has been developed and endorsed by the South Downs National Park Authority
5	Storrington Village Centre Retail Uses	23, 28	This policy restates the importance of protecting the commercial uses of the defined Storrington village centre to sustain its vitality and viability, in line with Para 28 of the NPPF. It will continue to be the focus for retail and commercial uses in Storrington and Sullington.
6	Development in Storrington Village Centre	23, 50	This policy is in line with Para 23 and 50 of the NPPF as it sustains and enhances the economy through allowing 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.
7	Washington Village Centre Retail Uses	28	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 Para 28 of the NPPF.

8	Countryside Protection	109, 110 115	This policy seeks to protect the landscape and scenic beauty of the surrounding countryside and the National Park. Allocated sites for development must have regard to preserving the landscape and scenic beauty of the surrounding countryside
9	Green Gaps	109,	This policy seeks to prevent the coalescence of rural settlements and will ensure that they retain their unique identity and the undeveloped nature of the landscape between towns and villages will be protected.
10	Tourist Accommodation	28	This policy encourages the development of new accommodation to support the growth of the local tourism economy. As such it also is consistent with Para 28 of the NPPF in promoting rural economic development through the visitor economy.
11	Education Uses	72	This policy supports development proposals to build new and to extend local schools in the area. As such, it accords with Para 72 of the NPPF, which encourages proposals to maintain and increase the capacity of local school places.
12	Recreation Facilities	70	This policy supports proposals to create and improve recreational facilities
13	Allotments	70	This policy accords with Para 70 of the NPPF by supporting the establishment of new allotments as valued community facilities.
14	Design	58, 115	This policy accords with Para 58 of the NPPF in requiring the design of all development proposals to reflect the local character and countryside of the Parish. It further accords with Para 115 in requiring development to conserve the landscape and scenic beauty of the SDNP.
15	Green Infrastructure & Biodiversity	114, 117	This policy accords with paras 114 and 177 of the NPPF in supporting development that contributes to the protection and enhancement of the key features of the Parish landscape, such as the, hedges, ponds, trees, wildlife corridors and other natural heritage sites and to minimise the impact on biodiversity.
16	Local Green Spaces	76, 77	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 paras 76 and 77 of the NPPF.

17	Air Quality	124	This policy seeks to minimise the impact of new development in the parishes on the designated Storrington Air Quality Management Area (AQMA) in Storrington Village centre, in line with Para 124 of the NPPF.
18	Traffic & Transport	162	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, in line with Para 162 of the NPPF.
19	Car Parking	39	This policy seeks to improve the provision of car parking spaces on development schemes in the light of problems arising from schemes of the last decade that did not make such provision. It is in line with para 39 in reflecting the rural nature of the parish and higher than average car ownership levels.

4. Contribution to Achieving Sustainable Development

4.1 A Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) has been undertaken and can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for the parishes. The conclusions of its Environmental Report are repeated here; the full report has also been submitted for examination.

4.2 The Report concludes:

“In all respects, the relationship between the Neighbourhood Plan objectives and the sustainability framework is generally neutral though there is the possibility of some positive impacts.” (para 7.6)

“In summary, therefore, the assessment shows that in general terms the proposed Neighbourhood Plan policies, both individually and cumulatively, will have primarily neutral effects though some policies will have positive effects. There are no negative effects of the proposed policies.” (para 7.34)

5. General Conformity with the Development Plan

5.1 The SSWNP has been prepared with regard to the Development Plan for Horsham District which currently comprises the policies of the Horsham District Planning Framework (HDPF) adopted in 2015. For areas that lie within the South Downs National Park, the SSWNP seeks to be in general conformity with the 2007 Horsham District Core Strategy Development Plan (2007) and the General Development Control Policies Development Plan document until the new South Downs Local Plan is adopted (anticipated during 2018).

5.2 The analysis in Table B below summarises the conformity of the Neighbourhood Plan policies with both the HDPF Policies and the 2007 Horsham Core Strategy.

Table B: Neighbourhood Plan & Development Plan Conformity Summary		
No.	Policy Title & Refs	Commentary
1	Spatial Plan for the Parishes 2015 HDPF: 3, 4, 15, 25, 26, 27 2007 Core Strategy: CP1, CP5, CP8	<p>The effect of the policy is to direct housing and other development proposals to within the built up area boundaries of Storrington/Sullington and Washington, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Storrington & Sullington as a “Larger Village” and its defined Built Up Area Boundary, are established by Policy 3 of the HDPF and by CP5 and the Proposals Map of the 2007 Horsham Core Strategy. The evidence base of the South Downs 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. The policy is consistent with Policy 3 of the HDPF (and Policy CP1 and Policy CP5 of the 2007 Horsham Core Strategy) 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.</p> <p>Policy 4 of the HDPF (and CP8 of the 2007 Core Strategy) 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</p>

		<p>evolution of those communities. The Neighbourhood Plan has responded positively to that policy in planning for the growth of Storrington & Sullington in the most appropriate locations on its edge.</p> <p>The policy is in line with the Policy 15 of the HDPF which requires neighbourhood plans across the district to provide at least 1,500 new homes in the plan period 2011 – 2031 and the SSWNP is making provision for approximately 229 new homes to contribute to this number. The policy also adheres to Policy 15 in respect of proposing the appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy proposes development outside the built-up area boundaries where the development enables the sustainable development of rural areas and where it enhances the key features and characteristics of the landscape character and it is therefore in conformity with Policies 25 and 26 of the HDPF. Further, it defines land that is considered to be part of a gap between Storrington & Sullington and Washington for the future application of Policy 27 of the HDPF.</p>
2	<p>Site Allocations for Development</p> <p>2015 HDPF: 9, 16, 25, 32 and 33</p> <p>2007 Core Strategy: CP1, CP3, CP5, CP11, CP15</p>	<p>The policy allocates a series of housing sites for development that are consistent with the spatial plan of Policy 1 of the Neighbourhood Plan. Each allocation requires housing development schemes to be of high quality and to contribute to the sense of place through providing an attractive, accessible, safe and adaptable environment in line with policies 32 and 33 of the HDPF (and Policy CP3 of the 2007 Core Strategy). Further, Policy 16 of the HDPF requires an appropriate mix of different housing types and sizes for each allocated site depending on the established character and density of the neighbourhood and the viability of the scheme.</p> <p>The policy sets out key development principles for the various sites which mitigate any negative effects on landscape character and biodiversity to protect the area from inappropriate development in line with policies 25 and 32 of the HDPF (and policy CP1 of the 2007 Core Strategy) and in respect of proposing that the development principles will ensure the appropriate type, tenure, access, design, landscape and layout proposals will be suited to the site.</p> <p>One site was previously an employment use on land designated by the HDPF as a Key Employment Area. Policy 9 of the HDPF (and policy CP11 of the 2007 Core Strategy) seeks to protect this land for employment use as a matter of principle. However, the site is no longer suitable for economic</p>

		development, given its residential area location and the dated nature of the business premises. Policy 3 of the Neighbourhood Plan also identifies the only other land (along the A24 Corridor) that is suitable for economic development and not in existing employment use. In which case, this policy accords with the HDPF and 2007 Core Strategy in making the exceptional case for the loss of some employment land (but which is more than compensated for in job creation potential with the provisions of policies 3 and 4 of the Plan).
3	Employment Uses 2015 HDPF: 9, 10, 30 2007 Core Strategy: CP10, CP11	This policy supports suitable economic development in the parishes and complements policies 9 and 10 of the HDPF (and CP10 and CP11 of the 2007 Core Strategy). In doing so, the policy focuses this support within the defined built up areas and to previously developed land within the A24 corridor to avoid inappropriate development in the open countryside and within the protected landscape of the National Park, in line with Policy 30 of the HDPF (and CP1 of the 2007 Core Strategy).
4	North Farm 2015 HDPF: 9, 10, 30 2007 Core Strategy: CP1, CP11, CP15, CP18	This policy supports suitable development proposals that sustain local economy and tourism. The policy protects this existing employment site and encourages appropriate expansion in line with Policies 9 and 10 of the HDPF (and policies CP 11, 15 and 18 of the 2007 Core Strategy). North Farm forms part of the Wiston Estate and a Whole Estate Plan was endorsed by the SDNPA on 20 th July 2017 and proposals will be required to have full regard to conserving the landscape and scenic beauty of the SDNP in conformity with policy 30 of the HDPF (and CP1 of the 2007 Core Strategy).
5	Storrington Village Centre Retail Area 2015 HDPF: 12, 13 2007 Core Strategy: CP17	This policy restates the importance of the village centre, which is defined on the 2007 Horsham District Proposals Map and by Policy 12 of the HDPF (and CP17 of the 2007 Core Strategy) as having a retail frontage. The policy requires that the centre will continue to be the focus for retail and commercial uses in Storrington and Sullington. The policy further conforms to policy 13 of the HDPF as it encourages main town centre uses within the defined town and village centre.

6	<p>Development in Storrington Village Centre</p> <p>2015 HDPF: 12</p> <p>2007 Core Strategy: CP14</p>	<p>This policy complements Policy 5 (and Policy 12 of the HDPF) by allowing 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. In regards to the community uses the policy is in conformity with Policy CP14 of the 2007 Core Strategy.</p>
7	<p>Washington Village Centre Retail Uses</p> <p>2015 HDPF: 12</p> <p>2007 Core Strategy: CP15, CP17</p>	<p>This policy encourages the provision of a new convenience shop in Washington village, which currently 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 2007 Core Strategy. The policy further conforms to policy 12 of the HDPF as it encourages retail uses within the defined village boundary.</p>
8	<p>Countryside Protection</p> <p>2015 HDPF: 26</p> <p>2007 Core Strategy: CP1</p>	<p>This policy seeks to protect the landscape and scenic beauty of the surrounding countryside and the National Park in conformity with Policy 26 of the HDPF (and CP1 of the 2007 Core Strategy).</p>
9	<p>Green Gaps</p> <p>2015 HDPF: 27</p> <p>2007 Core Strategy: CP15</p>	<p>This policy seeks to protect landscapes from development which would result in coalescence of settlements and resists development between settlements which would generate urbanising effects on the green gaps. This policy is consistent with Policy 27 of the HDPF (and CP15 of the 2007 Core Strategy).</p>

10	<p>Tourist Accommodation</p> <p>2015 HDPF: 11, 30</p> <p>2007 Core Strategy: CP18,</p>	<p>In respect of promoting tourist accommodation, the policy complements Policy 11 of the HDPF (and Policy CP18 of the 2007 Core Strategy) 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 in line with Policy 30 of the HDPF.</p>
11	<p>Education Uses</p> <p>2015 HDPF: 39, 43</p> <p>2007 Core Strategy: CP14</p>	<p>This policy supports development proposals to maintain key educational facilities in the area, in line with Policy 43 of the HDPF (and CP14 of the 2007 Core Strategy).</p> <p>The schools are vital supporting infrastructure and future development schemes that will increase the demand for these services must be phased in such a way to allow for improvements and additional facilities to be implemented, in line with Policy 39 of the HDPF.</p>
12	<p>Recreation Facilities</p> <p>2015 HDPF: 43</p> <p>2007 Core Strategy: CP14</p>	<p>This policy refines Policy 43 of the HDPF (and CP14 of the 2007 Core Strategy) in providing specific support to the installation of and improvements to recreational facilities within the Neighbourhood Plan area.</p>
13	<p>Allotments</p> <p>2015 HDPF: 43</p> <p>2007 Core Strategy: CP14</p>	<p>This policy supports the provision of new allotments in suitable locations and therefore accords with Policy 32 of the HDPF (and CP14 of the 2007 Core Strategy) which encourages the provision of new community facilities such as allotments.</p>

14	<p>Design</p> <p>2015 HDPF: 30, 32, 33</p> <p>2007 Core Strategy: CP3</p>	<p>This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parishes. It also acknowledges that parts of both parishes 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 National Park setting, as per policy 30 of the HDPF (and CP3 of the 2007 Core Strategy). It further conforms to policies 32 and 33 of the HDPF (and CP3) requiring development to accord with a series of distinctive development principles.</p>
15	<p>Green Infrastructure & Biodiversity</p> <p>2015 HDPF: 31</p> <p>2007 Core Strategy: CP1</p>	<p>This policy conforms to policy 31 of the HDPF (and CP1 of the 2007 Core Strategy) as it requires that developments should not significantly affect habitats for flora and fauna and wildlife corridors. If they do appropriate mitigation measures should be undertaken in agreement with the relevant authorities.</p>
16	<p>Local Green Spaces</p> <p>2015 HDPF: 31, 43</p> <p>2007 Core Strategy: CP1, CP14</p>	<p>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 policy 31 of the HDPF (and CP1 of the 2007 Core Strategy) in enhancing the network of green infrastructure. The green spaces are an integral part of the parishes and are therefore regarded as special to the local community and it therefore conforms to policy 43 of the HDPF and (CP14 of the 2007 Core Strategy). This policy is also broadly in line with Policy CP1 of the 2007 Core Strategy in maintaining and enhancing the landscape character of the district through protecting landscapes, habitat and species along with its biodiversity.</p>
17	<p>Air Quality</p> <p>2015 HDPF: 24</p>	<p>This policy conforms to policy 24 of the HDPF in requiring development to contribute to the implementation of the local Air Quality Action Plan and to policy CP19 of the 2007 Core Strategy as it encourages schemes that are in favour of non-car modes of transport.</p>

	2007 Core Strategy: CP19	
18	Traffic & Transport 2015 HDPF: 40 2007 Core Strategy: CP19	<p>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.</p> <p>It acknowledges air quality problems from the impact of traffic passing through the Storrington village centre, therefore future development proposals are required to specifically identify their impact and include measures to minimise that impact.</p> <p>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.</p> <p>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.</p> <p>As such, this policy is broadly in line with Policy 40 of the HDPF (and CP19 of the 2007 Core Strategy) which fosters an improved and integrated transport network in the District.</p>
19	Car Parking 2015 HDPF: 41 2007 Core Strategy: CP19	<p>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. In doing so, it refines Policy 41 of the HDPF (and CP 19 of the 2007 Core Strategy)</p>

6. Compatibility with EU Legislation

6.1 A screening opinion was issued by the District Council confirming that a Strategic Environmental Assessment (SEA) was required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Neighbourhood Plan was expected to

contain policies that may have significant environmental effects. The Parish Councils have chosen to incorporate the SEA into a wider Sustainability Appraisal. A separate Environmental Report containing the appraisal has been prepared for the evidence base of the Neighbourhood Plan that demonstrates that its policies will have no significant social, economic or environmental effects.

6.2 As stated in Horsham District Habitat Regulations Assessment of April 2014, the Neighbourhood Plan Area is located in close proximity to the Arun Valley SAC/SPA/Ramsar which is a European designated nature site. The Habitat Regulations Screening Assessment of the Storrington, Sullington & Washington Neighbourhood Development Plan (SS&W NDP), July 2015 considered whether the Neighbourhood Development Plan would impact the Arun Valley SAC/SPA/RAMSAR or the Mens SAC in ways beyond those considered in the Appropriate Assessment of the Horsham District Planning Framework (HDPF). The conclusion of this Screening was that a Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 as amended) was not required.

6.3 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.