

Horsham Core Strategy (2007) – Key Policies

There are a number of saved policies of the 2007 DPDs that remain especially relevant to the SSWNP. In Table E are listed these policies with a brief commentary on the issues for the SSWNP to take into account. All SSWNP policies and proposals will be expected to be well-evidenced as a matter of course.

Number	Saved Policy	Policy Extract and Commentary
CP5	Built-Up Area Boundary and previously developed land	<p>“Priority will be given to locating new development within ... towns and villages which have been defined built-up areas ... the boundaries of the following built-up areas are defined on the Proposals Map:</p> <p>Category 1 Settlements: towns and villages with a good range of services and facilities as well as some access to public transport – capable of sustaining some expansion, infilling and redevelopment - Storrington/Sullington.</p> <p>Category 2 Settlements: villages with a more limited level of services which should accommodate only small scale development or minor extensions that address specific local needs – Washington</p> <p>The emphasis will be on the reuse of suitable previously developed land for housing. ‘Local need’ ... will be assessed on the basis of the contribution to meeting identified local requirements for housing, including affordable housing, the retention or enhancement of community facilities and services, and the extent to which the addition of new development will not reinforce unsustainable patterns.”</p> <p>The SSWNP may review the settlement boundary of the settlements. It also provides the basis on which to begin the assessment of the scale and type of development that is appropriate in the parishes. The emerging HDPF will be adopted in due course and its settlement hierarchy should be taken into account alongside this policy.</p>
CP8	Small scale greenfield sites	<p>“Beyond this (the Site Specific Allocations of Land Development Plan Document) provision, permission will only exceptionally be granted where additional local, social or economic needs arise or where development would result in substantial environmental enhancement compatible with the character of the location.”</p> <p>This reinforces Policy CP5 in relation to the scale and type of development that is appropriate in the SSWNP area.</p>
CP11	Employment sites and premises	<p>“More efficient use should be made of existing sites and premises which are not fully used because they are unsuited to modern business needs. Development which would result in a loss of existing employment sites or premises ... will not be permitted where their retention is justified by the need to protect the stock of premises in the area and minimise the development of greenfield sites”.</p>

		<p>This policy enables the SSWNP to review existing employment sites in the town to determine if their relocation and redevelopment for other purposes may be justified.</p>
CP12	Meeting Housing Needs	<p>“Development should provide a mix of housing sizes, types and tenures to meet the needs of the District’s communities. Provision should particularly be made for smaller homes to meet the needs of existing and new households. In settlements with a population of less than 3,000, permission will only be granted for schemes providing 100% affordable housing unless it is demonstrated that market housing is required under Policies CP5 or CP8. In such cases the target of 40% provision will apply to development of five dwellings or more (or on sites of 0.16 hectare and above).”</p> <p>This policy together with the SSWNP Housing Needs Survey will help inform the future housing principles and to determine the level of affordable housing in the Neighbourhood Plan area. The recent Housing Needs Survey show a need for housing for people with a local connection, 84 in Storrington & Sullington and 13 in Washington.</p>
CP14	Protection and Enhancement of Community Facilities and Services	<p>“New or improved community facilities or services will be encouraged in order to enrich the overall quality of the life within the District and, particularly, where they meet the identified needs of the local communities.”</p> <p>This policy enables the SSWNP to safeguard community facilities or services and the parish may wish to identify premises that are of community value.</p>
CP15	Rural Strategy	<p>“Appropriate development within the smaller towns and villages will be considered positively where it can be shown the support their role in acting as a focus for meeting rural community needs. In the countryside, development which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity will be supported in principle.”</p> <p>This policy encourages suitable development in the country side to enhance the social and economic activities.</p>
CP17	Vitality and Viability of Existing Centres	<p>The vitality of the existing retail centres within the District will be maintained and enhanced, in accordance with their identified role, through a combination of promotional or physical improvement measures and addressing retail development in the following ways:</p> <ol style="list-style-type: none"> a. Permitting appropriate new retail proposals b. Limiting proposals within existing town centres to under 2,500 square metres gross floorspace unless the relevant criteria in PPS6 are met; c. Restricting retail development, except extensions under 200 square metres gross floorspace, outside the defined centres unless the relevant criteria in PPS6 are met; d. The definition in the General Development Control Policies document of Retail Frontages in ...Storrington: e. Controlling change of use from A1 (retail) to A2 (financial and professional services, A3 (restaurants and cafes), A4 (drinking

Appendix 2

		<p>establishments), A5 (hot food takeaway) or residential at ground floor level within the defined Primary and Secondary Retail Frontage, and within neighbourhood /village locations.”</p> <p>This policy enables the SSWNP to review the boundaries of the village centre and to determine the appropriate mix of village centre and non-village centre uses, together with any other relevant planning policies to support the vitality and viability of the village centres.</p>
CP19	Managing Travel Demand and Widening Choice of Transport	<p>“Priority will be given to schemes that: maintain and improve the existing transport system, including road and rail, and enhance the facilities for pedestrians, including those with reduced mobility, and other users such as equestrians and cyclists...”</p> <p>The SSWNP may use this policy to better fit the circumstances in the SSWNP area and to manage the pollution issues in Storrington village centre.</p>