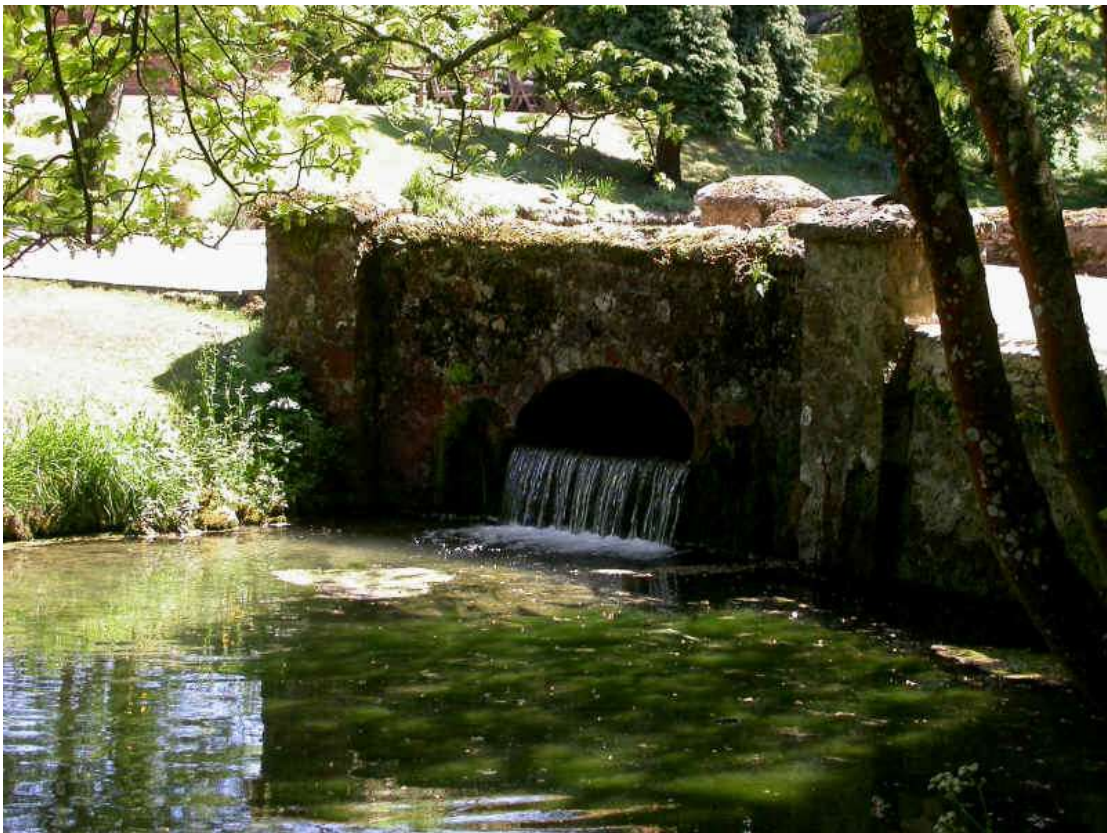


Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Submission Plan



**Published by Storrington & Sullington and Washington Parish
Councils for Submission under the Neighbourhood Planning
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JANUARY 2018

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Submission Plan

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

Welcome to the Storrington & Sullington and Washington Neighbourhood Plan (SSWNP) Submission Plan.

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

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

The original Neighbourhood Plan has been the subject of two public consultation periods in February to March 2015 and May to June 2015 and of a statutory consultation by Horsham District Council in August to October 2015. The Neighbourhood Plan was submitted for formal independent examination in January 2015 but the Examiner concluded that it did not meet the basic conditions and therefore he could not recommend it for referendum.

Horsham District Council and the South Downs National Park Authority have provided the Neighbourhood Plan Steering Group with advice on how to address the concerns raised by the examiner in this revised plan and supporting documentation which was then subjected to a public consultation from 10th July 2017 to 4th September 2017.

The Steering Group has reviewed all comments made and has made the appropriate changes to the SSWNP and supporting documents. These will now be submitted to the Parish Councils for approval to submit the Plan to Horsham District Council. There will then be a further six week consultation period for statutory consultees then, once approved, it will go to the Independent Examiner for re-examination.

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

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

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1. Introduction

Purpose

1.1 Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications.

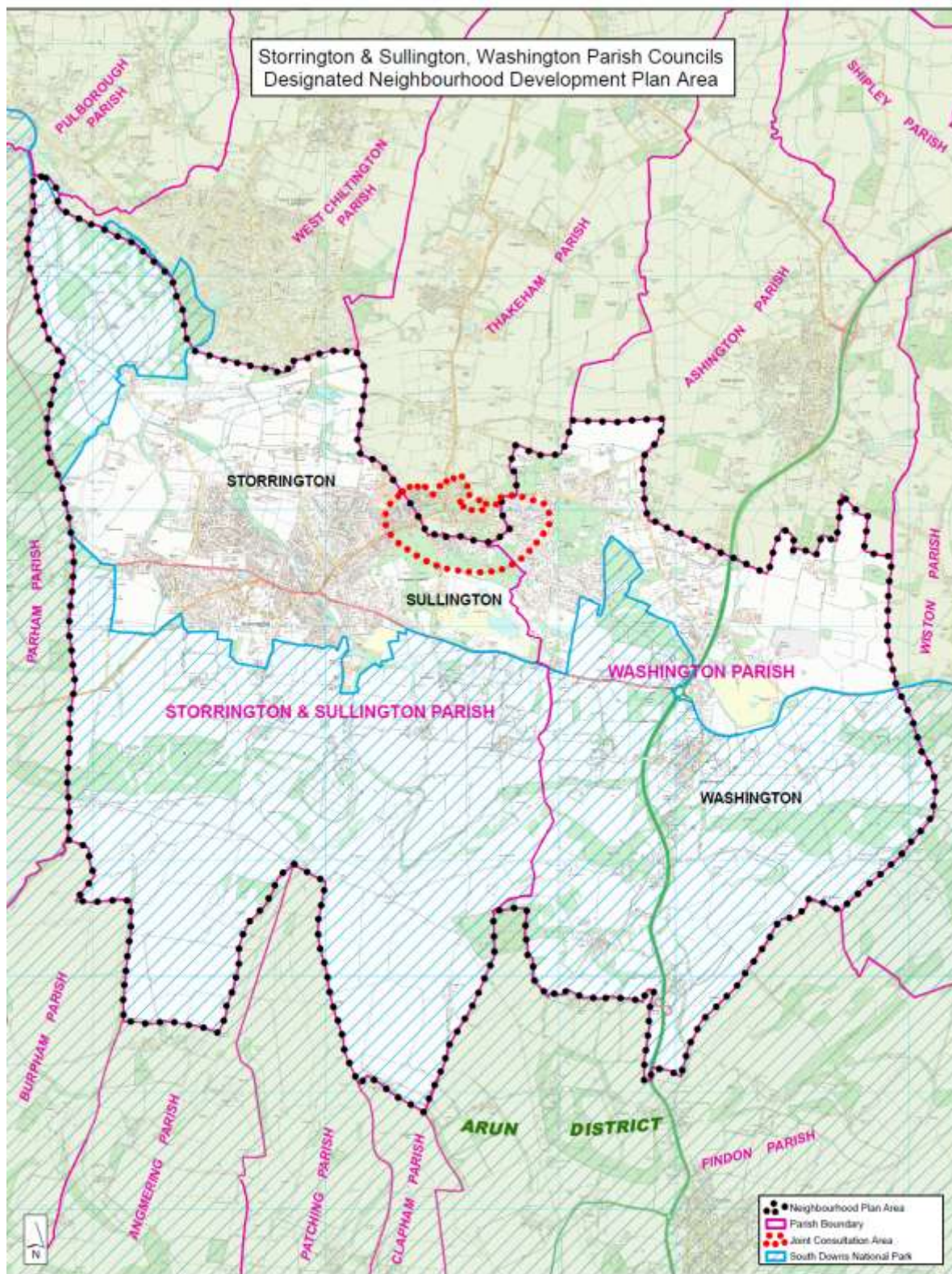
Area Designation.

1.2 Storrington & Sullington Parish Council and Washington Parish Council have come together to prepare a Neighbourhood Plan covering their respective areas for the plan period July 2017 to March 2031. The Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) Area was designated on 19 December 2013 by Horsham District Council (HDC). It was also designated by the South Downs National Park Authority (SDNPA) on 10 December 2013 as part of the Area falls within the Park boundary. The Plan A overleaf shows the boundary of the designated Neighbourhood Area.

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

1.4 The SSWNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, European Directive 2001/42 on Strategic Environmental Assessment and EU Directive 92/43 on Habitats Regulations Assessment. Regard is also given to the recent Neighbourhood Planning Act 2017 which received Royal Assent on 27th April 2017 and brings into force a number of wide-ranging changes to neighbourhood planning.

1.5 This Neighbourhood Plan contains policies, community aims, proposals and allocations which will influence and manage development and will be subject to independent examination and ultimately approval by referendum.



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Chris Lyons, Director of Planning, Economic Development & Property		Confirmed by Horsham District Council and to the South Downs National Park Authority under The Neighbourhood Planning (General) Regulations 2012 Regulation 5.	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013). Ordnance Survey Licence 100023865		Reference No: STSUWSN2 Drawing No:	Date: 12/12/13 Checked:
		Drawn:	Scale: 1:30,000 Revisions: 13/07/2015

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

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Neighbourhood Development Plans

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

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

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

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

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

The Plan Preparation Process

1.7 The process of preparing and seeking final adoption of the SSWNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by the Parish Councils.

1.8 The process up to submission comprises four main stages:

- State of the Parish Report – the report of June 2014 summarising all the evidence on which the SSWNP is based.
- Pre-Submission SSWNP – the draft document comprising the vision, objectives, policies and the Proposals Map for a statutory six week public consultation period.
- Submission SSWNP – a document taking into account the representations received on the Revised Pre Submission Plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements.

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

1.9 The process to produce the SSWNP has been extended beyond these four main stages as it did not succeed at the examination stage. Since the publication of the Examiner's report and decision statement in March 2016, the Neighbourhood Plan Steering Group has been working closely with Horsham District Council and the South Downs National Park Authority to address the concerns raised.

1.10 Extensive assessment of all of the sites put forward for development has been undertaken along with a full review of the Local Green Spaces suggested. The results of which can be found in the supporting documents that accompany this Plan.

Consultation

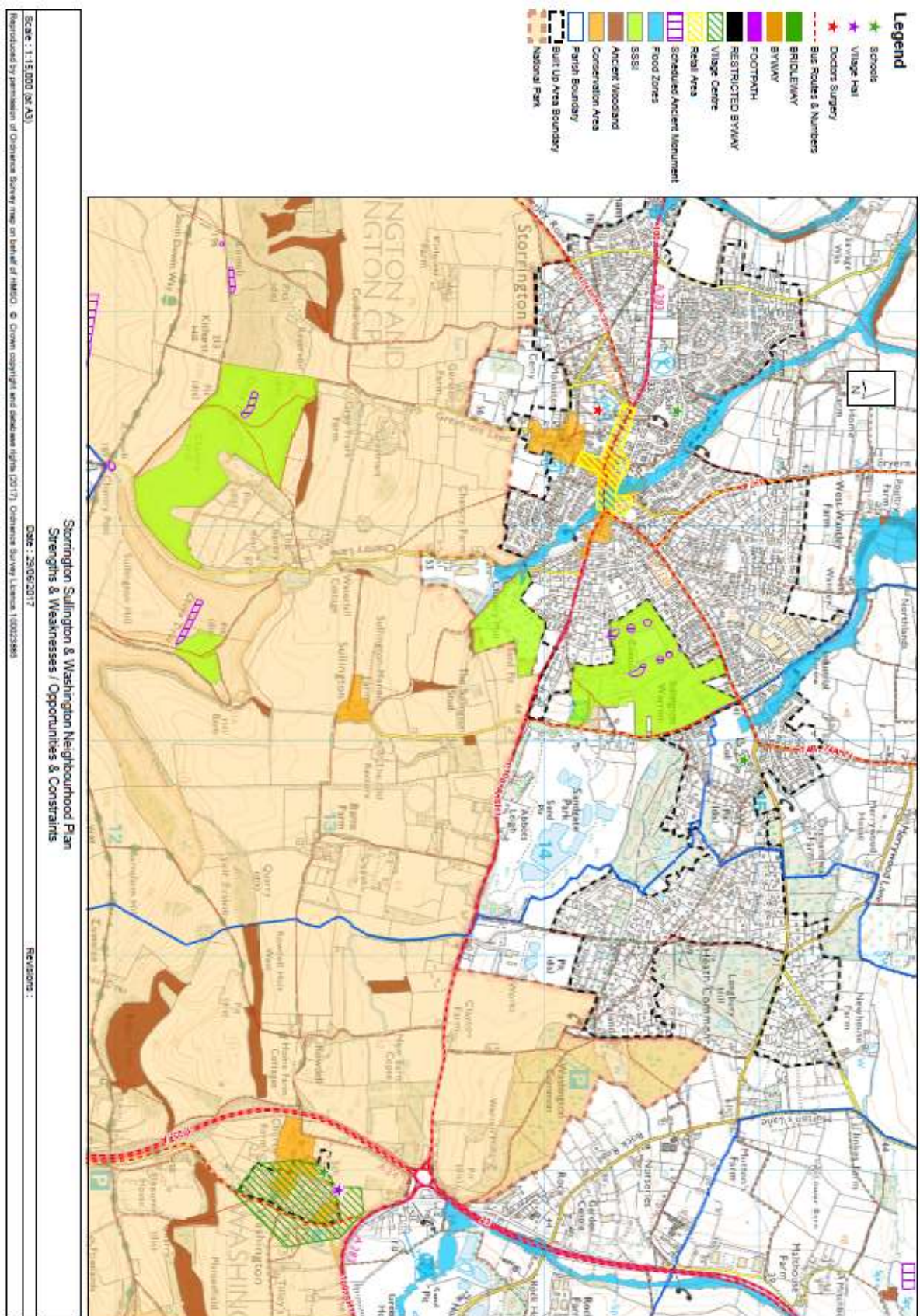
1.11 The Parish Councils have consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been Focus Groups, community surveys and numerous 'Open Days' to obtain the fullest view of local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

1.12 The Pre-Submission SSWNP and supporting documents including the Draft Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) were approved by the Parish Councils to be published for public consultation for a six week period commencing 10th July 2017 and ending on 4th September 2017. The Pre-Submission Plan, Draft SA/SEA and supporting documents were available online and offline during this period.

1.13 The representations received on the Pre-submission SSWNP and supporting documents have been reviewed by the Neighbourhood Plan Steering Group with advice from Horsham District Council and the South Downs National Park Authority. As a result, some further changes have been made to the Submission SSWNP and supporting documents. The Parish Councils have approved the Submission SSWNP and supporting documents for submission to Horsham District Council.

1.14 A full Consultation Statement accompanies the Submission SSWNP in accordance with Regulation 15 of the Regulations. This Statement provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the SSWNP.

2. State of the Parishes



An Introduction to the Parish of Storrington & Sullington

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

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

Selected Parish Statistics

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

Demographics¹

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

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

Housing²

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

- 1,380 are owner-occupier households, owned outright (44% compared to 37% across the District).
- 887 are owner-occupier households, owned with a mortgage or loan (28% compared to 37% across the District).
- 24 are Shared Ownership (0.8% compared to 0.7% across the District).
- 465 are Social Rented (14.8% compared to 10.3% across the District).
- 269 are privately rented (8.5% compared to 11.8% across the District).

¹

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

²

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

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

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

An Introduction to the Parish of Washington

2.7 The Parish of Washington comprises two wards, served by eleven parish councillors, and is situated within the South of the area administered by Horsham District Council. The main village area is in Washington ward, and sits within the South Downs National Park. Heath Common ward comprises the settlement sometimes known as “the Lanes”, to the north of the A283 between the Washington roundabout and Hampers Lane, and extending to the north of Rock Rd.

The village has a church, school and pub, and there is a “Village Larder” shop within Squires Garden Centre. A wider range of shops can be found in Storrington or Steyning, and the parish straddles the A24, facilitating easy connection to major employment centres at Worthing and Horsham.

Demographics¹

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

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

Housing³

2.9 There are 747 households located within Washington Parish:

- 351 are owner-occupier households, owned outright (47% compared to 37% across the District).
- 247 are owner-occupier households, owned with a mortgage or loan (33% compared to 37% across the District).
- 2 are Shared Ownership (0.3% compared to 0.7% across the District).
- 35 are Social Rented (5% compared to 10% across the District).
- 75 are privately rented (10% compared to 12% across the District).

3

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

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2.10 There are 777 dwellings located within the Parish:

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

Biodiversity⁴ & Designated Landscapes

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

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

2.12 The South Downs National Park covers the southern two thirds of the Parishes together with a small portion of the north-western edge. The South Downs is loved and protected for its special qualities – its beautiful and diverse landscapes of ancient woodlands, heathland, rivers, iconic cliffs and coast. The Government has provided two statutory purposes for National Parks in England and all public bodies and utility companies, when undertaking any activity which may have an impact on the National Park area, have a duty to have regard to these purposes.

- Conserve and enhance the natural beauty, wildlife and cultural heritage of the area
- Promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public

There are also many Tree Preservation Orders (TPO) in and around the three settlements.

Heritage⁵

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

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

⁴ <http://magic.defra.gov.uk/>

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

Community Views

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

2.16 Each of the Focus Groups was tasked with examining the evidence base in respect of its themes and drawing conclusions on what this may mean for the SSWNP.

2.17 An analysis of the parishes and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parishes have actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the SSWNP to address, given there is likely to be a direct influence on land use planning and development decisions.

Storrington & Sullington Strengths

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

Storrington & Sullington Weaknesses

- Utility services are becoming over capacity within the parish, affecting existing consumers and poor broadband and mobile signals adversely affect businesses, residents and visitors alike.
- Traffic congestion and volumes are often excessive leading to poor air quality which has resulted in the declaration of an Air Quality Management Area (AQMA) within the village.

- A limited public transport service offers little opportunity for non-drivers to seek employment outside of the parish.
- Unfortunately, there are narrow roads and footpaths in some areas and cycle paths and bridleways require improvement.
- There are no public toilets in the village centre and the recent closure of one of the two GP surgeries has resulted in the remaining one becoming over capacity.

Storrington & Sullington Opportunities

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

Storrington & Sullington Challenges

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

Washington Strengths

- The Parish of Washington is predominantly rural in nature with a diversity of flora and fauna. The ward of Washington is attractively set in the South

Downs National Park. Heath Common sits on the edge of both the National Park and the South Downs. The Parish offers many varied and popular walks.

- There is a strong community spirit with a desire to work together to create a better future for all residents. The village centre has a range of facilities including an historic public house, village hall, recreation ground and school. There is a village shop at Squires Garden Centre on London Road.
- The settlement of Washington itself is first recorded in Saxon times. The Parish benefits from a range of attractive and diverse properties many of which are of great historical and social interest.

Washington Weaknesses

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

Washington Opportunities

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

Washington Challenges

- The Parish seeks to avoid continuing ribbon development, particularly along the A283. Ribbon development results in a conurbation and the loss of settlement identity. The increasing volumes of traffic need to be managed to protect air quality, maintain safety and protect the existing natural environment. Improved mobile and broadband coverage is required to attract a varied selection of commercial enterprises.

- Suitable locations need to be agreed for the location of these business sites providing accessibility to main transport routes. Isolation and engagement will remain a challenge as will the provision of youth facilities and affordable housing units for younger families required in order to preserve some of the existing facilities.

2.18 The SSWNP may not seek to address all of the issues raised by the local community. A number of them cannot be addressed by the land use planning system and some of those that can be should be better addressed by other district-wide planning policies. The Parish Councils may therefore find other more appropriate means of taking those issues forward.

3. Planning Policy Context

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

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local Plans and Neighbourhood Development Plans. The SSWNP must demonstrate that it is consistent with the provisions of the NPPF. A Neighbourhood Plan should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in paragraph 16 of the NPPF).

3.3 Paragraph 16 of the NPPF stipulates:

“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; and*
- *Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their Neighbourhood Plan to proceed.”*

3.4 It follows the SSWNP has been developed in a positive manner, to bring forward its key requirement of sustainable development, which takes into account the requirements of the NPPF as well as the strategic policies of the Horsham District Planning Framework.

Horsham District Planning Framework

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

3.6 The HDPF identifies a series of strategic policies that set the policy framework for all the Neighbourhood Plans in the District:

- Policy 2 Strategic Development – establishing the key principles for all development in the district, including how development around the edges of existing rural settlements should be managed.
- Policy 3 Development Hierarchy – defining the position of all settlements in the District into a hierarchy based on their population and services; Storrington/Sullington is identified as a 'Larger Village', Washington is identified as a 'Smaller Village' in the SDNP Local Plan (see Plan B below).
- Policy 4 Settlement Expansion – providing for the growth of settlements to meeting identified local housing, employment and community needs.
- Policy 9 Employment Development – protecting existing employment sites and encouraging their appropriate expansion.
- Policy 10 Rural Economic Development – encouraging development to promote local employment opportunities.
- Policy 12 Vitality & Viability of Existing Retail Centres – defining Storrington as a 'Secondary Centre' in the district retail hierarchy.
- Policy 13 Town Centre Uses - managing the mix of village centre uses.
- Policy 15 Housing Provision – requiring Neighbourhood Plans to make provision in total for at least 1,500 new homes in the Plan period, reflecting the position of settlements in the hierarchy of Policy.
- Policy 24 Environmental Protection – minimising the impact of emissions of pollutants, including air pollution.
- Policy 25 Natural Environment and Landscape Character – protecting the landscape, landform and development pattern of the District.
- Policy 26 Countryside Protection – protecting the rural character of the countryside beyond defined settlement boundaries.
- Policy 27 Settlement Coalescence – protects landscapes from development which would result in coalescence of settlements and resists development between settlements which would generate urbanising effects in settlement gaps.
- Policy 30 Protected Landscapes – requires development proposals in or close to protected landscapes to conserve and enhance the area's natural beauty.
- Policy 32 The Quality of New Development – ensuring development schemes understand and respond to their context.
- Policy 34 Cultural & Heritage Assets – managing development affecting heritage assets like Conservation Areas and Listed Buildings.
- Policy 39 Infrastructure Provision – ensuring that development schemes can be accommodated by the local infrastructure and contribute to improvements where necessary to ensure the proper planning of the area.

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

- Policy CP1: Landscape & Townscape Character – protecting, conserving and enhancing landscape and townscape character and biodiversity.
- Policy CP5: Built Up Areas & Previously Developed Land – defining Storrington/Sullington as a Category 1 Settlement and Washington as a Category 2 Settlement for the purpose of locating new development of a scale appropriate to each settlement type and within defined Built Up Area Boundaries.
- CP8: Small Scale Greenfield Sites – allowing for small scale extensions to the smaller towns and villages to meet identified local needs.
- CP9: Managing the Release of Housing Land – managing the release of land for housing for delivery over the whole Plan period.
- CP11: Employment Sites & Premises – protecting employment land in Employment Protection Zones, including Water Lane in Storrington from loss unless justified.
- CP12: Meeting Housing Needs – setting affordable housing provision on sites of 15 dwellings or more at 40%.
- CP14: Protection & Enhancement of Community Facilities & Services – encouraging proposals for new facilities and protecting existing facilities including open spaces.
- CP15: Rural Strategy – encouraging rural economic development in defined settlements including Storrington/Sullington and Washington.
- CP17: Vitality & Viability of Existing Centres – identifying a retail frontage at Storrington Village Centre and generally managing the mix of retail and other uses in village centres.
- CP18: Tourism & Cultural Facilities – promoting and managing tourism development to support rural diversification.
- CP19: Managing Travel Demand – supporting development proposals which foster an improved and integrated transport network.

3.8 The HDPF's special strategy identifies a clear role for Neighbourhood Planning in the district in contributing to meeting local housing need and whilst the total number of new homes needed in the SSWNP has not been prescribed the HDPF makes provision for at least 1,500 homes to come forward through Neighbourhood Plans. The contribution proposed by the SSWNP is approximately 194 dwellings. This figure has been derived by the amount of land allocated for housing, brought forward through the site assessment process and is based on an average density of 28 dwellings per hectare. In reality more dwellings are likely to come forward through windfall sites and the total housing provision would be greater than the actual need for housing identified in the Housing Needs Surveys.

3.9 Housing Needs Surveys were conducted in both parishes and they identify a need for 84 homes in Storrington & Sullington and 13 homes in Washington.

Housing Alignment Study.

3.10 In support of the Storrington, Sullington and Washington Neighbourhood Plan, Storrington and Sullington Parish Council, and Washington Parish Council have undertaken a Housing Alignment Study to assess whether the evidence base

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documents underpinning the Neighbourhood Plan in relation to housing needs conforms to the strategic policies of the Horsham District Planning Framework (HDPF). To this effect a background paper has been produced which sets out how the studies completed on housing needs for both parishes. It concentrates on affordable housing need and aligns with the latest data that the district holds for the Objectively Assessed Housing Need (OAHN), that supported Horsham District Council in its adoption of the Local Plan in November 2015.

3.11 Storrington and Sullington is described as a 'small town and larger village' within policy 3 of the HDPF (Strategic Policy: Development Hierarchy) and would be expected to take additional housing growth in support of meeting the district wide target of 1,500 new dwellings (see policy 15 of the HDPF) where parishes/neighbourhood forums are engaged in Neighbourhood Plan making. This 1,500 dwelling figure is based upon capacity work undertaken as part of the preparation of the HDPF, and in particular focussed on the potential of known Strategic Housing and Employment Land Availability Assessment (SHELAA) sites within parishes where Neighbourhood Development Plans were in progress. It was not expected that each Neighbourhood Plan area would meet its Objectively Assessed Housing Need (OAN) in full and this would be met by other strategic allocations/planning permissions in the district, particularly in and around Horsham town.

3.12 The Housing Alignment Study has utilised the Strategic Housing Market Assessment Update completed in 2014 and the subsequent GL Hearn report 'Housing Needs in Horsham District' completed in 2015 alongside other sources (2012 DCLG Household Projections) and projected growth trends up to 2031. Consequently, the growth in dwellings for both parishes until 2031 would be approximately 894 dwellings, which would equate to 45 dwellings per annum (dpa) between 2011 and 2031. The Storrington, Sullington and Washington Neighbourhood Plan anticipates that it will provide 194 dwellings in the form of housing allocation. This would be just over 13% of the district's total Neighbourhood Planning requirement. This is considered to be proportionate given the position within the settlement hierarchy, and the significant constraints in the locality including flood risk, heritage constraints, and landscape impacts which arise from the parishes falls within or and adjoining the South Downs National Park. It is therefore anticipated that open housing market needs within both Parishes would be met largely through other strategic allocations and permitted planning applications in other parts of the district in addition to the sites being delivered through Neighbourhood Planning.

3.13 Notwithstanding the above, if there was to be any shortfall in the provision of housing within Neighbourhood Plans for the District as a whole, Horsham District Council has programmed a review of its HDPF to commence in October/November of 2017 with adoption currently anticipated for the summer of 2020. It is considered that that any shortfall for the provision of housing as part of the current wave of Neighbourhood Plans can be reviewed through the HDPF review.

3.14 These policies will provide the framework within which the SSWNP policies will be implemented. The SSWNP also contains a number of policy proposals within the South Downs National Park Authority area, in which case, the reasoning and evidence of the Authority's first Local Plan, which is currently being prepared has been taken into account along with the Core Strategy 2007 document referred to earlier.

3.15 West Sussex County Council and the South Downs National Park Authority have worked in partnership on the preparation of the emerging West Sussex Joint Minerals Local plan. The Plan covers the period to 2033 and is the most up to date statement of the authorities' land use planning policy for minerals. Once adopted it will provide the basis for making consistent land-use planning decisions about applications for minerals production facilities including quarries. Any development of the sites allocated in the SSWNP must have regard to the safeguarded minerals areas and sites in the Joint Minerals Local Plan and any potential conflict should be discussed with the Minerals Authority.



Plan B: Horsham District Planning Framework 2014 - Key Diagram

4. Vision, Objectives, Policies and Community Aims

Vision

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

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

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

Objectives

4.2 In order to achieve this vision we have identified a number of key objectives. For each objective one or more indicators have been selected to monitor the successful progress of implementing the SSWNP.

Housing

- To provide a mixture of housing types and in particular smaller private dwellings that are affordable for younger people or for those wishing to downsize.
- To meet the need for affordable homes for those with an existing local connection as identified in the Housing Needs Surveys
- To meet these needs mainly through smaller developments within the Built Up Area other than where essential for rural workers.
- To provide a contribution towards the requirement in HDPF Policy 15 to provide at least 1500 homes through neighbourhood plans in Horsham District as a whole.

Employment / Economic Development

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

SDNP and landscape

- To work with the SDNPA to protect and enhance the National Park and its setting in the wider landscape.
- To protect and enhance our footpaths, bridle paths and cycle paths.
- To protect our green spaces.
- To recognise the character of our area by conserving and enhancing trees, hedges, ponds, etc.

Village Centres

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

Traffic

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

Community Facilities

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

Policies and Community Aims

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

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

Monitoring & Review

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

4.6 The Plan end date is set at 2031 to accord with the HDPF. It has been recommended by the HDPF Examiner that the Local Plan should start its review within three years of adoption of the HDPF (in 2015). It is therefore appropriate to anticipate that the SSWNP may also need to be updated over the plan period to ensure conformity with updated policies in the emerging Local Plan.

Land Use Policies

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

4.8 Paragraph 112 of the National Planning Policy Framework (NPPF) expects local

planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. Natural England's Agricultural Land Classification Maps for London and the South East confirm that there is no high quality agricultural land within the Neighbourhood Plan designated area. In addition none of the allocations within the Neighbourhood Plan are proposed on agricultural land and therefore there is no conflict with the NPPF in this regard.

4.9 It is not the purpose of the SSWNP to contain all land use and development planning policies relating to the parishes. Once made, the SSWNP will become part of the "Development Plan" and will be used in conjunction with the HDPF for the determination of planning applications in Horsham district. Once adopted, the South Downs Local Plan will be used together with the SSWNP to assess planning applications within the National Park.

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

Policy 1: A Spatial Plan for the Parishes

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

Development proposals for infilling outside the Built up Area of Washington will be supported provided these accord with the provisions of the Horsham District Planning Framework, the South Downs Local Plan and the Neighbourhood Plan. Such proposals include:

- ***Site at Old London Road (Vineyards) Washington. Allocated in policy 2.***
- ***Developments of up to 5 dwellings and***
- ***The extensions to existing buildings.***

Development proposals outside of these boundaries will be required to conform to Development Plan policies in respect of the management of development in the countryside.

4.11 This policy establishes the key spatial priority for the SSWNP. It sets the strategic direction for all its other policies by steering new development into the established settlements in the parishes and by continuing to exert strong control over development proposals elsewhere in the countryside of the parish. The SSWNP has been prepared with the objective of contributing to the achievement of sustainable development. To this end, the plan is consistent with the principles and policies set out in the NPPF, including the presumption in favour of sustainable development.

4.12 The effect of the policy is to confine housing and other development proposals to within the Built Up Area Boundaries, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Storrington & Sullington as a 'Category 1 Settlement' and its defined Built Up Area Boundary, was established by Policy CP5 and by the Proposals Map of the 2007 Horsham Core Strategy. Policy 3 of the adopted HDPF defines Storrington & Sullington as one of the "Small Towns and Larger Villages" within the Settlement Hierarchy. The evidence base of the SDLP identifies Washington as a "Tier 4" settlement in its Settlement Hierarchy.

4.13 The policy is consistent with Policy 2 of the HDPF and with CP1 and Policy CP5 of the Horsham Core in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. Policy 4 of the HDPF and CP8 of the 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 evolution of those communities.

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

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

- The site is immediately adjoining the existing Built Up Area boundary
- The site is not in the South Downs National Park nor on land that will compromise the character of the setting of the Park
- The site represents existing settlement patterns and does not create or add to urbanising effects in land separating existing settlements.
- The site is capable of suitable and safe access to the local road network; and
- The site does not have a planning history of significant local community objection to development that may compromise a referendum
- The site generally complies with the requirements of HDPF Strategic Policy 4 – "Settlement Expansion"

4.16 Only where all these criteria have been met has the Storrington & Sullington boundary been modified. They are all consistent with the provisions of the NPPF, the HDPF and Horsham Core Strategy in promoting sustainable development by avoiding the most sensitive landscapes and green gaps around the main Storrington & Sullington settlement. The fifth criterion also acknowledges that some sites, despite their technical attributes, may have a planning history that renders their inclusion in the SSWNP impossible, given it must pass a referendum to become part of the Development Plan. That history may be the result of local community opposition to

previous planning applications or of the SSWNP community survey providing a clear view that some sites would not be acceptable.

4.17 Washington Village is classified as a category 2 settlement in the Core Strategy 2007 (Tier 4 in the SDLP). No land within or adjoining the settlement is available for development. The Village is constrained due to its location in the South Downs National Park. However some development of rural areas will be necessary to meet the recognised local needs and in order to maintain the vitality of smaller villages and support local facilities such as shops and schools whilst retaining existing settlement functions and rural character.

4.18 A small cluster of residential dwelling to the north west does offer the opportunity to meet the housing needs of the parish including affordable housing.

4.19 There is a need to allow for Neighbourhood Planning to operate with a degree of flexibility in the context provided by national policy, in particular paragraph 54 of the NPPF which requires plan makers to be responsive to, and plan housing development to reflect local needs. Furthermore paragraph 55 of the NPPF stipulates: *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby"*.

4.20 It is within this context that it is considered appropriate to proceed with the allocation of 15 dwellings at Vineyards, Washington (policy 2 ii) as development will help to meet identified local housing needs, support local services and is appropriate in scale and function of Washington as a whole.

4.21 The results of the Housing Needs Surveys and Housing Alignment Study together with the capacity of the sites allocated for development have been given consideration in determining the housing need for each parish. An average density figure of 28 dwellings per hectare has been used to calculate the capacity of each site to ensure that new developments are in keeping with the general character of the Neighbourhood Plan area. In overall terms, the indicative total number of houses specifically provided for in the SSWNP is approximately 229 over the Plan period. This quantum of development is considered to strike the right balance between meeting local housing need and contributing to the proposed HDPF housing supply strategy on the one hand and reflecting the environmental constraints of the parishes on the other. There is no residential development planned for in the National Park. As the policy allows for sustainable development proposals in the form of windfall and other sites within the boundaries, the total number of dwellings consented over the Plan period will be greater than the numbers resulting from the allocations of the SSWNP.

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

or provide for isolated development in the countryside. Flooding and heritage could be negatively affected by the policy. Policy 14 seeks to minimise impacts on heritage. It ensures that new development will not have a detrimental impact on the Conservation Areas of Storrington and Washington. In terms of flooding, Storrington contains flood zone 2 and 3 associated with the River Stor. Additional development could exacerbate this flooding as well as generating surface water flooding. Policy 38 of the HDPF mentions the need for a sequential test for development in flood zone 2 and 3 and methods such as Sustainable Urban Drainage to reduce flood risk. This policy approach is not repeated in SSWNP but development proposals will need to take this into account. Furthermore, supporting text highlighting the need to reduce flood risk is included in association with policy 15 and 19 of the Plan.

4.23 There is a need to retain the network of rural settlements and their separate identities and it is important to contain the rural settlements and retain the sense of leaving one place and arriving at another. There are places where further development in the gap between settlements would result in the areas joining and losing their own individual sense of place. Even where there is countryside between settlements, the presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside.

Policy 2: Site Allocations for Development

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

All proposals for housing development will be expected to conform to the affordable housing policies of the Horsham District Planning Framework.

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

Land at Robell Way ('Paula Rosa'), Sullington as shown on the Policies Map for a housing redevelopment scheme, provided:

- a. The scheme comprises approximately 90 dwellings on 3.5 Ha of land, it makes provision for smaller open market homes of up to 3 bedrooms and it is accessed from Robell Way and Sullington Copse;***
- b. The scheme makes provision to mitigate, as necessary, the impact of new traffic movements on Robell Way and other local roads and junctions to the satisfaction of the local highway authority;***
- c. The scheme makes provision for an appropriately sized area of public space that is of a scale and location to serve the new housing scheme and the residential and business areas of Robell Way and Sullington Copse;***
- d. The scheme layout and landscape scheme retain the mature landscape buffer to the countryside along the entire western boundary of the site.***

ii Land at Old London Road ('Vineyards'), Washington

Land at Old London Road ('Vineyards'), Washington as shown on the Policies Map, is allocated for housing. Proposals will be permitted where:

- a. Some 15 dwellings will be provided within the identified residential area as shown on the policies map;
- b. A new access is achieved off the Old London Road;
- c. Existing landscape boundaries around the site are retained and enhanced and;
- d. The scheme provides a minimum of 3 affordable dwellings;
- e. A Traffic Impact Assessment confirms there is no adverse highway implication on Old London Road or at the junction with Rock Road.

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

Land off North Street ('Old Ryecroft Allotments'), Storrington for residential development provided:

- a. The site is accessed from North Street via the existing public car park which should include safe pedestrian access;
- b. The site is developed in accordance with the findings of a detailed Flood Risk Assessment and that no habitable rooms are provided on the ground floor;
- c. The scheme design will preserve and enhance the Storrington Conservation Area.

iv Ravenscroft Allotment Site, Storrington

Land west of Ravenscroft, Storrington as shown on the policies map, is allocated as a comprehensive scheme for housing and allotments. Proposals will be permitted where:

- a. Some 35 dwellings will be provided within the identified residential area as shown on the policies map;
- b. The existing allotments will be relocated to the area shown on the policies map and any built form on site to be kept to a minimum and designed to reduce the appearance of clutter in this sensitive location;
- c. Access to the housing and allotments is achieved off Ravenscroft;
- d. A comprehensive landscaping plan is prepared and incorporated into the development including:
 - 1. The retention and enhancement of existing boundaries within and around the site
 - 2. The creation of a suitably sized landscape buffer to the south of the site designed to reflect existing landscape features such as shaws and hedgerows and the surrounding landscape character area
 - 3. The planting of native species to support biodiversity
 - 4. Providing a buffer to any trees or hedgerows adjoining allotments and residential properties allowing for future growth
 - 5. Ensuring that along the southern boundary of the site have full regard to the setting and boundary of the adjoining South Downs National Park
- e. The scale, massing and appearance of the development are of a high standard of design and layout with particular regard given to the setting of the heritage assets located in the Storrington Conservation area to the west of Ravenscroft; and
- f. The Public Right of Way which abuts the eastern boundary of the site

should be upgraded to be visually open and enhance linkage to the South Downs National Park to the south and to the historic core of Storrington to the west.

v Land at Angell Sandpit, Storrington

Land at Angell Sandpit, Storrington as shown on the Policies Map, is allocated for housing to accommodate 6 dwellings. The development of the area will be required to:

- a. Deliver a mix of housing types and sizes including 2 and 3 bedroom properties;**
- b. Achieve access to and from the site via Heather Way;**
- c. Protect the open and green setting to the west of the grade 11 listed building with a buffer zone of at least 45 metres between the listed building and the development. Development to the eastern section of the site should be single storey;**
- d. Provide tree and hedgerow planting within the site to reflect the wooded character of the surrounding area;**
- e. Provide a buffer zone of at least 15 metres to the Sullington Warren Site of Special Scientific Interest (SSSI) with enhancements to nature conservation incorporated into this area; and**
- f. Ensure sensitive positioning of the units to preserve potential views available from the South Downs National Park.**

RESERVE SITES

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

Land at Old Mill Drive ('The Diamond'), Storrington as shown on the policies map is allocated for residential development comprising primarily 2/3 bedroom houses and flats, provided the scheme has regard to the proximity of commercial uses.

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

Land at the Post Office Depot, High Street, Storrington as shown on the policies map is allocated for a mix of residential, retail and commercial uses, provided:

- a. The scheme layout and design retain commercial uses in the primary shopping frontage of the High Street and confine dwellings to the land between that frontage and North Street only;**
- b. In order to facilitate the development, the existing Delivery office would need to be relocated to a site that meets Royal Mail's operational needs and funded by the developer;**
- c. The scheme design will preserve or enhance the Storrington Conservation Area.**

Land at Robell Way (Policy 2i)

4.24 This part of the Water Lane industrial area has been made available for redevelopment in the Plan period and a developer has acquired an interest in the Storrington Sullington & Washington Neighbourhood Plan: Submission Plan January 2018

site. Although the area is identified as a key employment area on the Proposals Map of the HDPF, it is no longer especially well located for employment uses, given it is surrounded by residential uses and countryside and is some distance from the strategic road network. The Paula Rosa factory buildings have been vacant for some time and, given their age and configuration, it is unlikely another economically productive use would have been found for them. Furthermore, other policies in the Neighbourhood Plan seek to make more efficient use of existing employment land and actively encourage provision of new employment land in order to compensate for the loss of the Paula Rosa site and to ensure compliance with the District Council's strategic policies.

4.25 The policy allocation of this site supports housing development to reflect the advice in Paragraph 22 of the National Planning Policy Framework (NPPF), with policy 3 of the SSWNP promoting economic development at other suitable and competitive business locations within the parishes, and of a total quantum that more than compensates for the land area to be lost as a result of this policy. It accords with Paragraph 28 of the NPPF in not undermining valuable rural employment opportunities. It also enables the policy to be in general conformity with Policy 9 of the HDPF, which seeks to avoid such loss and to require replacement land.

4.26 The site is large enough to provide for approximately 90 dwellings on a gross site area of 3.5 Ha. The emphasis for the dwelling types should be for smaller homes suited to new households and there should be sufficient open space to serve them. The policy makes provision for essential landscape buffers to the countryside and to the remaining, adjoining employment uses. A plan for the continued maintenance of these buffers should be submitted as part of a planning application to ensure no adverse impact upon neighbours from excessive regrowth.

4.27 Since the first examination of the SSWNP and supporting documents, a planning application for 98 homes on this site has been approved and work has commenced.

Land at Old London Road ('Vineyards'), Washington (Policy 2ii)

4.28 As referred to in Policy 1 (4.19) The SSWNP operates with a degree of flexibility with regard to planning for local housing needs (NPPF para 54). Furthermore Paragraph 55 of the NPPF states that development in rural areas can be considered where it will enhance and maintain the vitality of rural communities. A modest development in this area will provide affordable housing for the parish where other development opportunities are limited due to the high value landscape and heritage assets.

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

Land off North Street ('Old Ryecroft Allotments'), Storrington (Policy 2iii)

4.30 The significant landscape, heritage and environmental constraints that can be found in the Storrington area and the scarcity of suitable sites for residential development requires a pragmatic approach to planning. The former allotments site is jointly owned and is available for development and is well suited to a residential scheme provided it is accessed through the North Street public car park and that measures to take account of flood risk are provided. It is expected that a Flood Risk Assessment will be submitted as part of the application but no habitable rooms should be provided on the ground floor. Furthermore flood resilient design and construction techniques should be employed to bring forward this site. Given the location of the site being an area of known flood risk and within the setting of the Storrington Conservation Area, the design of the scheme will be especially important in terms of the scale and style of new houses. A scheme may deliver approximately 10 dwellings.

Ravenscroft Allotment Site, Storrington (Policy 2iv)

4.31 This site is currently used as allotments but is well suited to a primarily affordable housing scheme to deliver approximately 35 dwellings to complement those completed recently on Ravenscroft.

4.32 The proposed development would provide much needed affordable housing in a sustainable area accessible to village amenities. The potential amendment to the built up area boundary would not impact detrimentally to the existing settlement pattern but consideration must be given to mitigate the impact upon the adjoining National Park boundary.

4.33 The existing allotments should be relocated to the area shown on the policies map prior to commencement of the development with access and parking to be achieved via Ravenscroft. Soil and drainage tests to be investigated and made suitable for allotment gardens.

4.34 The new allotment space should be furnished with small communal buildings for storage and include a supply of provisions and services such as water supply. Built structures and sheds to be kept to a minimum so as not to conflict with the scenic beauty of the National Park.

Angell Sandpit, Storrington (Policy 2v)

4.35 This site known as Angell Sandpit is a former sand pit that ceased operation and has been restored to grassland. The Site is located to the west of Water Lane and abuts the existing settlement boundary of Storrington on two fronts (north and west), and is relatively well placed to access village services in the locality. To the north of the site lies Sullington Warren SSSI, an area of open recreational space owned by the National Trust. To the south, east and west of the site are low density, large detached dwellings set in generously sized plots.

4.36 Any proposed development should seek to preserve the open and green character of the setting of the Grade II listed building (Chestnut Cottage and School Cottage) located on the eastern side of the site fronting Water Lane. Suitable access will need to be delivered via Heather Way. In addition development will

need to provide an element of smaller homes in order to provide for an identified need in the parish.

4.37 At its closest point the site is approximately 100m from the South Downs National Park. There is therefore potential for any new development to be visible from the National Park. Any proposals for development on this site will need to ensure there will be no adverse impacts on the natural beauty and public enjoyment of this area and proposals should retain the wooded character of the area.

RESERVE SITES

4.38 In order to ensure that future housing need is addressed, the Plan proposes to allocate two reserve sites which are unlikely to come forward in the near future but may become available during the Plan period.

Land at Old Mill Drive ('The Diamond'), Storrington (Policy 2vi)

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

Land at the Post Office Depot, High Street, Storrington (Policy 2vii)

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

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

4.42 In each case, the policy establishes the key development principles that will enable a satisfactory scheme to be achieved. Planning applications will be expected to respond to each of these specific principles as well as any other relevant considerations of other Development Plan policies. For sites including housing, it provides a clear indication of the emphasis for the type of housing that should be delivered to achieve a diversity of housing stock in the parishes, in accordance with Policy 15 of the HDPF and Policy CP3 of the Horsham Core Strategy. The policy also restates the requirement that all the allocation schemes meet the prevailing affordable housing policies of the district. Each site is large enough to enable the delivery of the affordable housing requirement on site. For

sites including employment uses, it accords with Policy 7 of the HDPF and Policy CP11 of the Core Strategy in promoting local economic growth.

4.43 The Draft SA/SEA report assesses most of the allocations in this policy as having overall positive likely effects in achieving sustainable development in the parishes. Policy 2(ii) is assessed as having negative likely effects in that it is some distance from the settlement boundary. However this allocation would make a contribution to the housing needs of Washington which has constraints due to its location in the National Park. All the allocations are in accordance with the spatial strategy of Policy 1.

Policy 3: Employment Uses

Development proposals for new employment uses (Use classes B1, B2 and B8) or to extend or intensify existing employment uses will be supported provided:

- i. They are within the Built Up Area Boundary of Storrington & Sullington or they comprise previously-developed land within the A24 corridor;***
- ii. If they are located within that part of the A24 Corridor within the South Downs National Park or its setting, they conserve the landscape and scenic beauty of the Park;***
- iii. The landscape scheme is able to mitigate any impacts on the street scene, local amenity and on any adjoining countryside by the provision and maintenance of effective screening by trees or woodland planting along the boundaries of the site.***
- iv. New employment uses or intensified employment uses in the A24 corridor will be expected to provide and implement a Travel plan to reduce car use.***

4.44 This policy supports suitable economic development in the parishes and complements policies 7 and 9 of the HDPF and CP10 and CP11 of the Horsham Core Strategy. In doing so, the policy focuses this support only within the defined Built Up Areas of the larger village of Storrington & Sullington and on previously used land within the A24 corridor. This will avoid inappropriate development in the open countryside and the National Park. For the purpose of this policy, the A24 corridor is defined as land within approximately 100m of the road.

4.45 In all cases, the proposals must be able to demonstrate that schemes are suited to their location in terms of access, traffic impacts, landscape, biodiversity and heritage. They should also adhere to policy 14 in terms of the design of new development proposals. Any proposals on previously developed land should conform to policy 24 in the HDPF to ensure that any issues associated with contamination are addressed. They should especially seek to locate new development within or adjoining existing clusters of buildings.

4.46 This policy does not apply to North Farm, Washington for which there is a separate policy contained in the SSWNP.

4.47 The Draft SA report assesses this policy as having one positive, three negatives and otherwise neutral likely effect in achieving sustainable development in the parishes.

North Farm Washington

4.48 North Farm is a rural business park, anchored by the Wiston Estate Winery that also hosts an integrated blend of production, services, direct sales, visitor and event facilities. North Farm is part of the Wiston Estate and is sited in a sensitive location on the northern edge of the South Downs National Park. The Wiston Estate is working with the SDNPA on a Whole Estate Plan to guide the sustainable management of the Estate and to support positive stewardship of the local landscape and applicants should therefore take into account any relevant aspects of this document on any future update.

4.49 At North Farm, there is an opportunity to develop an exemplar rural employment and tourism site, set in a backdrop of the Vineyard, that hosts and showcases local skills, innovation, local products, culture and custom which aligns with the purposes and duties of the National Park. Visitors and local businesses will have access, experience and enjoyment of local products and services from the South Downs including connecting with recreation and tourism services and making effective and sustainable use of local resources.

4.50 The Draft SA report assesses this policy as having one positive, three negative and otherwise neutral likely effect in achieving sustainable development in the parishes.

Policy 4: North Farm, Wiston Estate, Washington

Within the North Farm Policy Area, as defined on the policies map, development proposals that sustain the local economy and / or support sustainable tourism will be supported where one or more of the following criteria are met:

- i. Promotes business linked to the National Park's key sectors, in particular farming, wine making and food production;***
- ii. Promotes green businesses that have a positive impact on the local and / or global environment;***
- iii. Supports rural supply chains across the National Park and its environs and encourages closer ties between rural businesses;***
- iv. Provides for and supports small and micro business through the provision of small, flexible, start-up and move-on business units including incubator uses;***
- v. Provides support for established businesses to support sustainable growth, secure future resilience and protect and create new local jobs; and***
- vi. Promotes economic growth with a lower environmental cost and a positive impact on the quality of life.***

4.51 Development proposals relating to sustainable tourism will be supported if they accord with the South Downs Local Plan and proposals are part of a farm diversification scheme or Whole Estate Plan that has been endorsed by the South Downs National Park Authority.

4.52 The Draft SA report assesses this policy as having one positive, two negative and otherwise neutral likely effect in achieving sustainable development in the parishes.

Policy 5: Storrington Village Centre Retail Area

The primary retail area in Storrington, as defined on the Horsham District Planning Framework Proposals Map, will be retained for the uses defined in Class A of the Town and Country Planning Use Classes Order i.e. shops, financial and professional services, food and drink, drinking establishments and takeaways. Proposals for change of use of first and upper floors above shops for Class B1 (a) offices will be supported.

4.53 This policy restates the importance of protecting the commercial uses of the defined Storrington village centre to sustain its vitality and viability as well as the protection of the historic core of the village and therefore regard should be given to the Storrington & Sullington Parish Design Statement which was adopted as supplementary planning guidance by HDC in 2010.

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

Policy 6: Development in Storrington Village Centre

Planning permission will be granted for housing proposals within the village centre provided:

- i. The scale, density, massing, layout and materials of the proposals reflect the architectural and historic character of the village centre and otherwise conform to Policy 16 of the Plan and to the principles set out in the Parish Design Statement; and***
- ii. The proposals do not result in the loss of retail, service, office or leisure uses in the primary retail area as defined in policy 5 of the Plan***

4.55 The village centre, which is defined as a Secondary Centre by Policy 12 of the HDPF, will continue to be the focus for retail and commercial uses in Storrington and Sullington. The provisions of that policy will be complemented by this policy, which allows for housing schemes in or adjoining the centre to enable the retention of retail and commercial uses, for example as provided for by Policy 2 vii and viii of the SSWNP.

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

Policy 7: Washington Village Centre Retail Uses

Proposals for the development of or change of use to, shops (Use Class A1) to meet a local need will be supported provided they have regard to:

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

4.57 This policy encourages the provision of new shops including a convenience store in Washington village, which currently lacks such facilities 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 10 and Policy 12 of the HDPF and Policy CP15 and Policy CP17 of the Horsham Core Strategy.

4.58 As there are few practical opportunities within the Built Up Area Boundary, the policy allows for a new development scheme outside but adjoining the Built Up Area Boundary. In all cases, it requires that the scheme makes proper provision for car parking and takes into account the amenities of local residents. However proposals for larger out of town retail uses are not considered appropriate in this rural location.

4.59 The Draft SA report assesses this policy as having one negative but mostly positive or neutral likely effects in achieving sustainable development in Washington.

Policy 8: Countryside Protection

Views to and from the surrounding countryside are important to local people and contribute to the identity and quality of life in the settlements. New development shall protect these views and also identify through a robust masterplanning process where new views to the surrounding countryside can be provided through the design and layout of streets and spaces.

4.60 This policy seeks to protect the landscape, natural beauty and cultural heritage of the rural areas within the Neighbourhood Plan area. The views across to the South Downs from the fields adjacent to Sullington Lane and the A283 are a prime example of an area worthy of this protection.

4.61 The Draft SA report assesses this policy as having two negatives but mostly neutral effects in achieving sustainable development in the parishes.

Policy 9: Green Gaps

The Neighbourhood Plan identifies the broad location of green gaps between Storrington & Sullington and Washington villages and between these two parishes and all other neighbouring parishes. Development between settlements will be resisted in line with Policy 27 of the Horsham District Planning Framework which seeks to prevent the coalescence of rural settlements.

4.62 The Draft SA report assesses this policy as having two negatives, with a mix of neutral and positive effects in achieving sustainable development in the parishes.

Policy 10: Tourist Accommodation

Proposals for the development of or change of use to, a C1 bed and breakfast, hotel or hostel use within a Built Up Area Boundary will be supported, provided the scheme:

- i. If located in the South Downs National Park, has regard to conserving its landscape and scenic beauty;***
- ii. Provides for sufficient off-street car parking spaces; and***
- iii. Does not detract from the amenities of adjoining residential properties.***

4.63 In respect of promoting tourist accommodation, the policy complements Policy 11 of the HDPF, SD20 of the South Downs Local Plan and Policy CP18 of the

Horsham 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.

4.64 The Draft SA report assesses this policy as having some negative but mostly positive or neutral likely effects in achieving sustainable development in the parishes.

Policy 11: Education Uses

Proposals to establish new education facilities from early years to age 16, within or adjoining the Storrington/Sullington Built Up Area Boundary (which may include land in the adjoining Thakeham Parish) or to extend an existing education facility will be supported.

4.65 This policy supports development proposals to build new and to extend local schools in the area. The local schools are popular in serving the villages and surrounding area. Following a formal representation period between 19th May and 16th June 2016, the proposal to discontinue Rydon Community College from 31st August 2017 and reopen the provision for years 7 and 8 as an annex to Steyning Grammar School on 1st September 2017 was confirmed by the County Council. Rydon Community College will therefore close with effect from 31st August 2017. At the end of the consultation period the decisions regarding the move of year 6 to the First Schools in Storrington and the surrounding areas, therefore creating Primary Schools and the relocation of Thakeham Primary School to the Rydon site will take effect from September 2017.

4.66 Notwithstanding the above, the SSWNP designated area is considered large enough to support a new school to provide a full secondary education and plans for development of this type of facility would be supported.

4.67 The Draft SA report assesses this policy as having several positive likely effects in achieving sustainable development in the parish. In several instances the appraisal was not relevant or uncertain.

Policy 12: Recreation Facilities

The provision of new or improved recreational facilities such as the skate park at Storrington Recreation Ground will be supported particularly where they meet an identified local need and the proposal is in conformity with the other policies and criteria set out in this plan.

4.68 The policy supports proposals for establishing a new skate park at the Recreation Ground, which is a convenient location for such a use.

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

Policy 13: Allotments

Allocation of Land for an allotment or community gardens use will be supported provided:

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

4.70 This policy complements Policy 2iv of the SSWNP which requires the relocation of the existing allotments off Ravenscroft to a site nearby. The policy requires that the proposals are designed to ensure the allotments and/or community gardens (if they are delivered as non-statutory allotments) can be properly accessed and do not harm the amenities of existing local residents.

4.71 The Draft SA report assesses this policy as having some negative and some positive likely effects in achieving sustainable development in Storrington.

Policy 14: Design

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

Development proposals within the National Park will only be permitted where they comply with relevant saved policies in Horsham Core Strategy 2007 (Policy DC9) until such time this policy is superseded by the adoption of the South Downs Local Plan.

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

4.73 The Storrington & Sullington Parish Design Statement was adopted as supplementary planning guidance by HDC in 2010. The Washington Parish Plan was published by the Parish Council in 2004 and the Heath Common Village Design Statement was adopted by HDC in 1999. These documents help define the specific characteristics of their respective areas, including the designated Conservation Areas, to inform the design of planning applications and the consideration of those applications by HDC and will be incorporated into any reviews of the Neighbourhood Plan. The Parish Councils may consider extending the scope of the Parish Design Statement in due course to cover Washington Parish.

4.74 In May 2016 the South Downs National Park became the world's newest International Dark Sky Reserve IDSR. The SDNPA will use its role as a Planning Authority to protect the dark skies above the National Park as well as the landscape on the ground. Policies for the South Downs Local Plan include specific lighting requirements that developers will need to meet. Flooding effect is an issue that the SA has highlighted. Design, layout and the use of appropriate surface materials can be used to reduce flood risk which is an important consideration for Storrington village.

4.75 The Draft SA report assesses this policy as having some negative but mostly positive or neutral likely effects in achieving sustainable development in the parishes.

Policy 15: Green Infrastructure & Biodiversity

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

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

- i. Existing hedgerows, trees, banks, ponds, watercourses and other important landscape and natural features must be retained wherever possible to encourage wildlife and for visual reasons; any hedgerow replacement must be with indigenous species, e.g. avoiding the use of coniferous plants;**
- ii. Development proposals should demonstrate that appropriate consideration has been given to providing for wildlife and that, wherever possible, sustainable proposals to protect wildlife interests have been incorporated into the design;**
- iii. Non-Tree Preservation Order trees and those outside the Conservation Areas are all important to the setting of the parishes and to wildlife and so regard must be had to their retention or replacement with indigenous species to retain that setting;**
- iv. Schemes must retain existing green corridors, ponds and other important wildlife habitats and the opportunity for a landscape scheme to provide a new green corridor to achieve ecological connectivity between open countryside and an existing wildlife habitat in a developed area, should be realised;**
- v. Landscape schemes should provide for the effective screening of new developments, including providing for their ongoing maintenance;**
- vi. Landscape design proposals should seek to create multifunctional networks of spaces and features which connect with surrounding and existing biodiversity corridors;**
- vii. New development should minimise the need to travel and through good design and site layouts prioritise the needs of pedestrians and cyclists, minimising the distance to local transport modes and maximising opportunities to connect with existing pedestrian and cycle networks;**
- viii. Sustainable urban drainage measures should be integrated within the landscape design as part of a multifunctional layout. Where possible this should incorporate appropriate surface water features.**

4.76 This policy complements Policy CP1 of the Horsham Core Strategy (and Policy 31 of the HDPF) by requiring all development proposals to fully consider how they may affect existing green infrastructure assets and how they may enable new assets to be created or existing assets connected. This positive approach to green infrastructure can also help to reduce flood risk which is an important consideration in Storrington.

4.77 The Draft SA report assesses this policy as having some negative but mostly positive likely effects in achieving sustainable development in the parishes

Policy 16: Local Green Spaces

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

- 1 The Mill Pond**
- 2 Meadowside**
- 3 The Hormare Field**
- 4 Storrington Memorial Pond, Pulborough Road.**
- 5 Windmill Copse**
- 6 Sullington Recreation Ground**
- 7 Field at the top of Downsview Avenue (and footpath leading to far end of Water Lane)**

- 8 **Matt's Meadow**
- 9 **Fryern Dell**
- 10 **The Glade**
- 11 **Washington Recreation Ground**
- 12 **Storrington Recreation Grounds**
- 13 **The Triangle**
- 14 **Jockey's meadow**
- 15 **Vera's Shelter and Green (Heath Common)**
- 16 **1st extension graveyard**
- 17 **Longbury Hill**
- 18 **Milford Grange Country Park**
- 19 **The Glebe Field**
- 20 **Riverside Walk**
- 21 **Sandgate Park**

Proposals for development in a Local Green Space will be resisted, unless they are ancillary to the use of the land for a public recreational purpose or are required for a statutory utility infrastructure purpose. (e.g. Small areas of car parking).

4.78 The SSWNP Local Green Spaces Report and the Local Green Spaces Addendum (in the evidence base) sets out the methodology used to evaluate sites that were put forward by the community, for inclusion in this policy. A two stage assessment process was undertaken to appraise these sites: A desktop study "first sieve" followed by a detailed evaluation.

4.79 A planning application (reference number: DC/16/2108) for the development of 9 dwellings and a new medical centre on the Glebe Field was approved on the 21 March 2017. As part of the application the applicant is prepared to bequeath the residual green space to the Parish Council. There is public support for the allocation of the residual green space on the remainder of Glebe field as Local Green Space. The principle of designation of the residual green space as Local Green Space is supported by the background evidence paper produced by the South Down National Park Authority (April 2017) and the follow up Local Green Spaces Addendum November 2017). The precise boundary of the proposed residual green space will however need to be determined in the coming months.

4.80 Public support is also given to the designation of Milford Grange Country Park as Local Green Space designation. The Local Green Space report undertaken from SDNPA concluded that the site does have some merit for designation as a Local Greenspace, but did not meet the necessary criteria as the development had not been completed and therefore the space was not currently in use as recreational space. The Local Green Space Addendum November 2017 however recognises that the area is now open to the public and widely used for recreation and is now considered to fulfil the criteria for Local Green Space designation.

4.81 Similarly, public support is also given to the designation as Local Green Space of part of the Sandgate Park (HDC owned land). Further work was undertaken on the revised boundary and the Local Green Spaces Addendum November 2017 concludes that it is suitable for inclusion in the list of Local Green Spaces.

4.82 Following a submission on behalf of the landowner, Longbury Hill was reassessed as part of the Local Green Spaces Addendum November 2017 and this report concluded that it should be removed from the list of potential Local Green Spaces as there is no public right of way onto the site. However, Washington Parish Council has drawn up the additional report (Local Green Spaces Addendum – Longbury Hill Wood January 2018) which demonstrates that the area is special to the local community with regard to its beauty history, recreation, tranquillity and wildlife and therefore it remains as a proposed Local Green Space in the SSWNP.

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

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

4.85 The Draft SA report assesses this policy as having some negative but mostly positive likely effects in achieving sustainable development in the parishes.

Policy 17: Air Quality

Development proposals for medium and major developments as defined in the Horsham District Planning Advice Document Air Quality & Emissions Reduction Guidance will be supported provided that:

- i. They can demonstrate that their traffic impacts will not significantly decrease air quality in the Storrington Air Quality Management Area, as shown on the Policies Map;***
- ii. That they can demonstrate compliance with HDC's air quality Planning Advice Document- Air Quality and Emissions Reduction Guidance;***
- iii. They minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;***
- iv. They contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;***
- v. They maintain or reduce the number of people exposed to poor air quality including odour;***
- vi. They ensure that the cumulative impact of all relevant committed development is appropriately assessed.***

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

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

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4.88 The policy also requires that where the scale of a proposal is large enough that an adverse impact cannot be avoided, the applicant should make a financial contribution to delivering the approved Action Plan for the AQMA. This Plan sets out a range of actions that aim to reduce the air quality problems. It follows planning obligations will be sought in accordance with clause (iv) of Policy 17 to mitigate the impact of development in relation to air quality and to make development acceptable in planning terms. Planning Obligations will be sought in line with the tests outlined in paragraph 204 of the NPPF. Specific contributions will be sought in order not to exceed the pooling restrictions placed on five or more sources for a particular type of infrastructure and in accordance with the CIL Regulations introduced 6th April 2015.

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

4.90 The Draft SA report assesses this policy as having mostly neutral likely effects in achieving sustainable development in Storrington.

Policy 18: Traffic & Transport

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

Support is given to maximising the best and most effective use of the existing transport network and facilitating enhancements with priority given to improving bus, community transport, pedestrian infrastructure, cycle network and cycle parking.

Locally generated CIL receipts will support the creation of a new network of cycle paths, footpaths and bridleways between local villages, schools, the South Downs and neighbouring parishes as well as the provision of new cycle parking.

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

4.92 The local community is very concerned about the current impact of traffic passing through, as well as generated by development within the parishes. The A283 is too often used as an alternative road solution by drivers seeking to avoid congestion on the A27 to the south. This has created the air quality problems that Policy 17 of the SSWNP addresses within Storrington Village Centre. The continuing growth of Storrington & Sullington, together with their legacy of peripheral industrial estates, will continue to make these matters worse, if future development proposals are not required to specifically identify their impact and include measures to minimise that impact. In addition, consideration will also be given to supporting the development of draft traffic and transport policies by the statutory authority for improvements to traffic management throughout the villages.

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

4.94 The Draft SA report assesses this policy as mostly neutral and positive likely effects in achieving sustainable development in the parishes.

Policy 19: Car Parking

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

Proposals for housing development must provide for at least the minimum required in the County Council's Car Parking Demand Calculator for residential units. However the following number of off-road car parking spaces is preferred.

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

Proposals for employment or leisure development must include adequate on-site parking provision where they accord with all other aspects of the SSWNP and HDPF.

When any new car parking is provided the provision of electric vehicle charging points will be encouraged.

New car parking spaces should use appropriate permeable surfaces to reduce surface water flooding.

4.95 This 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 with on street parking. This is a particular problem in Storrington village Centre since the introduction of HDC's rural car parking charging strategy which has resulted in village centre workers opting to park in residential roads instead of paying to use the car parks. Any new car parking should be located to ensure that it has a minimal impact on the Conservation Area in the plan area, other heritage assets and landscape.

4.96 The Draft SA report assesses this policy as mostly negative likely effects in achieving sustainable development in the parishes.

Community Aims

1 Creation of Sandgate Country Park

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

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

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

2 Broadband & Mobile Communications

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

4.98 This policy supports the improvement of access to super-fast (fibre and copper based) broadband and mobile communications infrastructure and services across the parishes. It is recognised that many elements of broadband/telecommunications installations do not require planning consent but those that do will be supported provided they are sited and designed to accord with a rural location.

5. Implementation

5.1 At the heart of the SSWNP is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking. The application of the presumption has steered how this plan has been developed. Critically, this means the Neighbourhood Plan:

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

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

Development Management

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

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

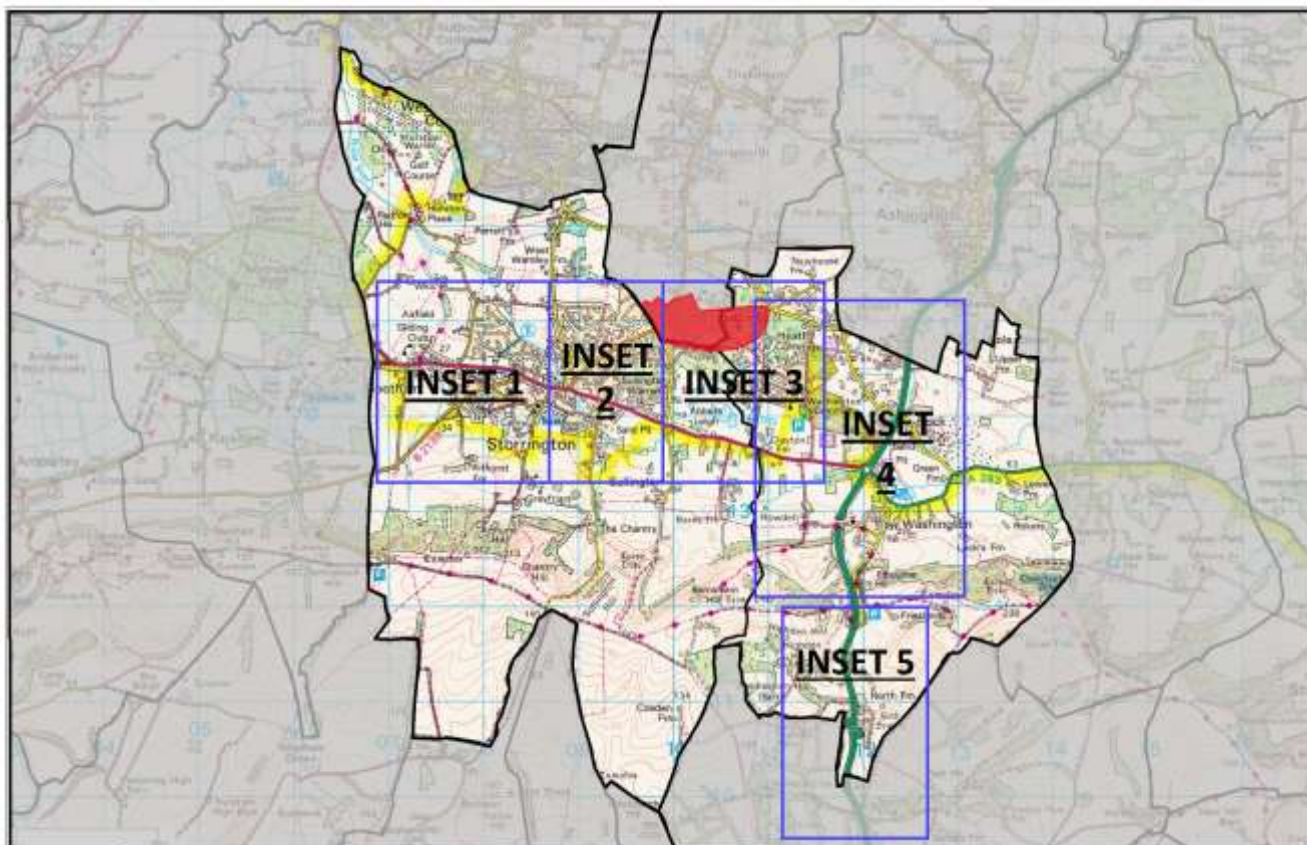
Infrastructure

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

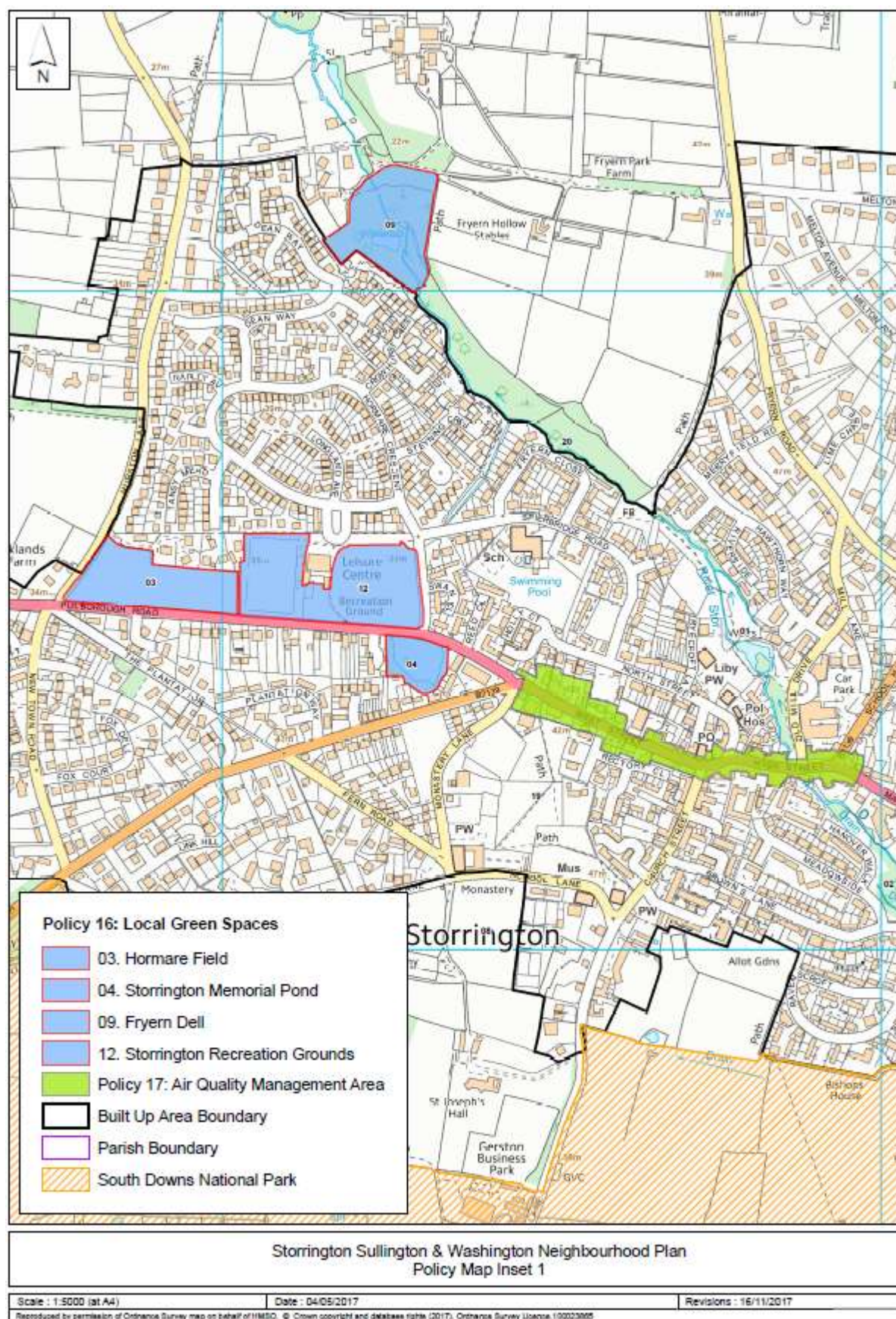
5.6 The Parish Councils will wish to see sufficient infrastructure payments made by developers to fund local schools, health and utility services as a matter of course. However, they would like to express some preferences about contributions and spending in relation to other matters in the Parishes.

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

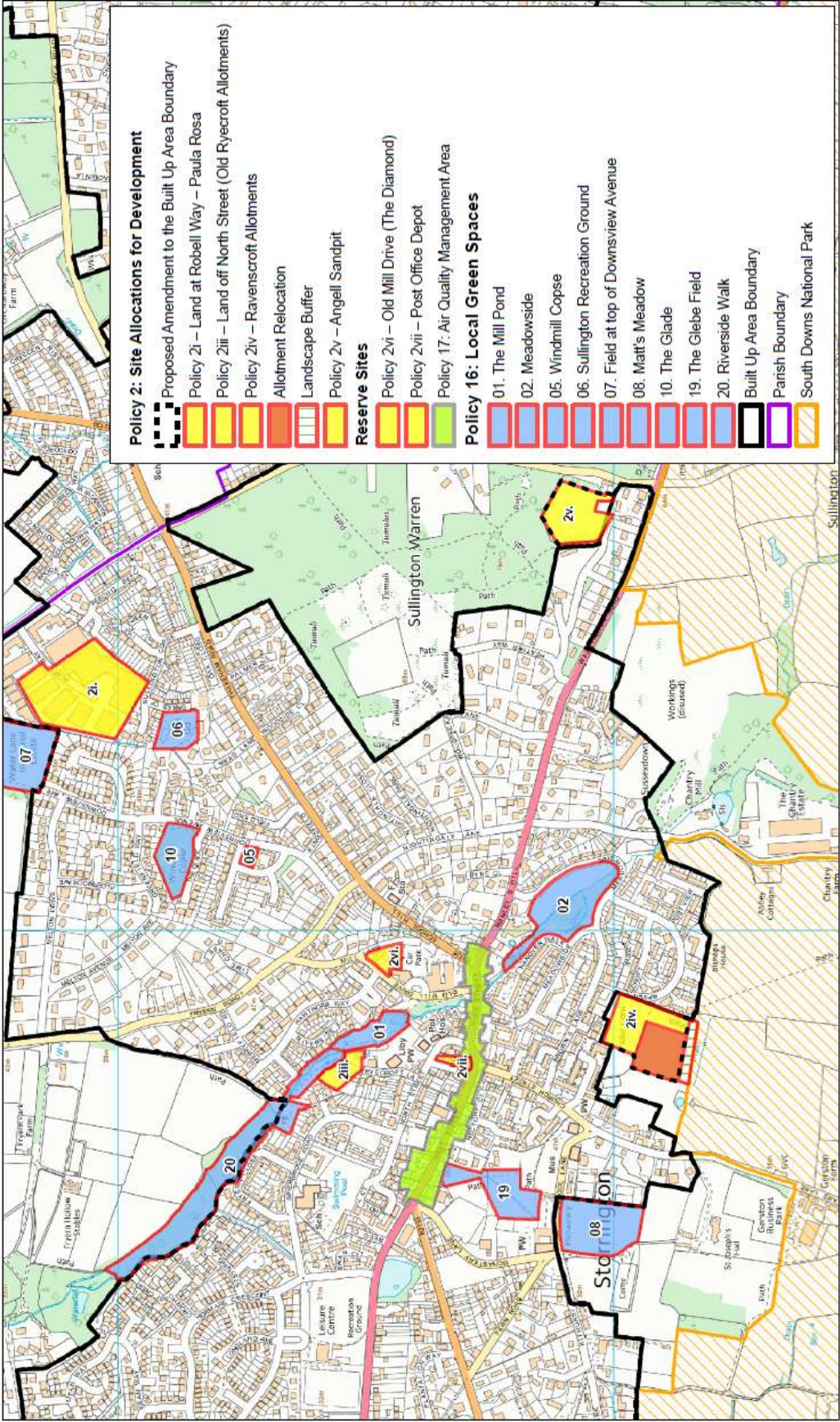
Policies Map & Insets



Policies Map Inset 1

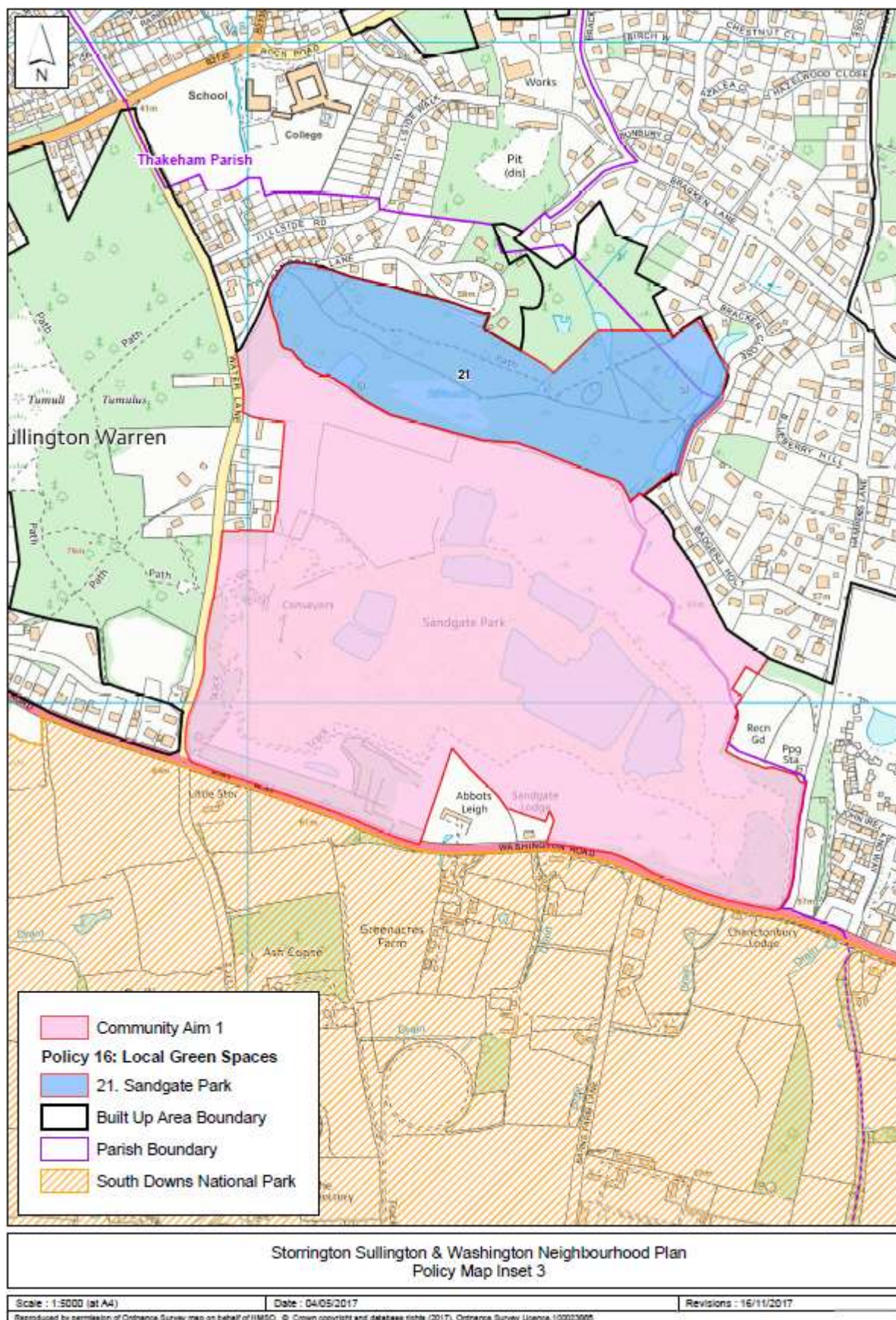


Policies Map Inset 2

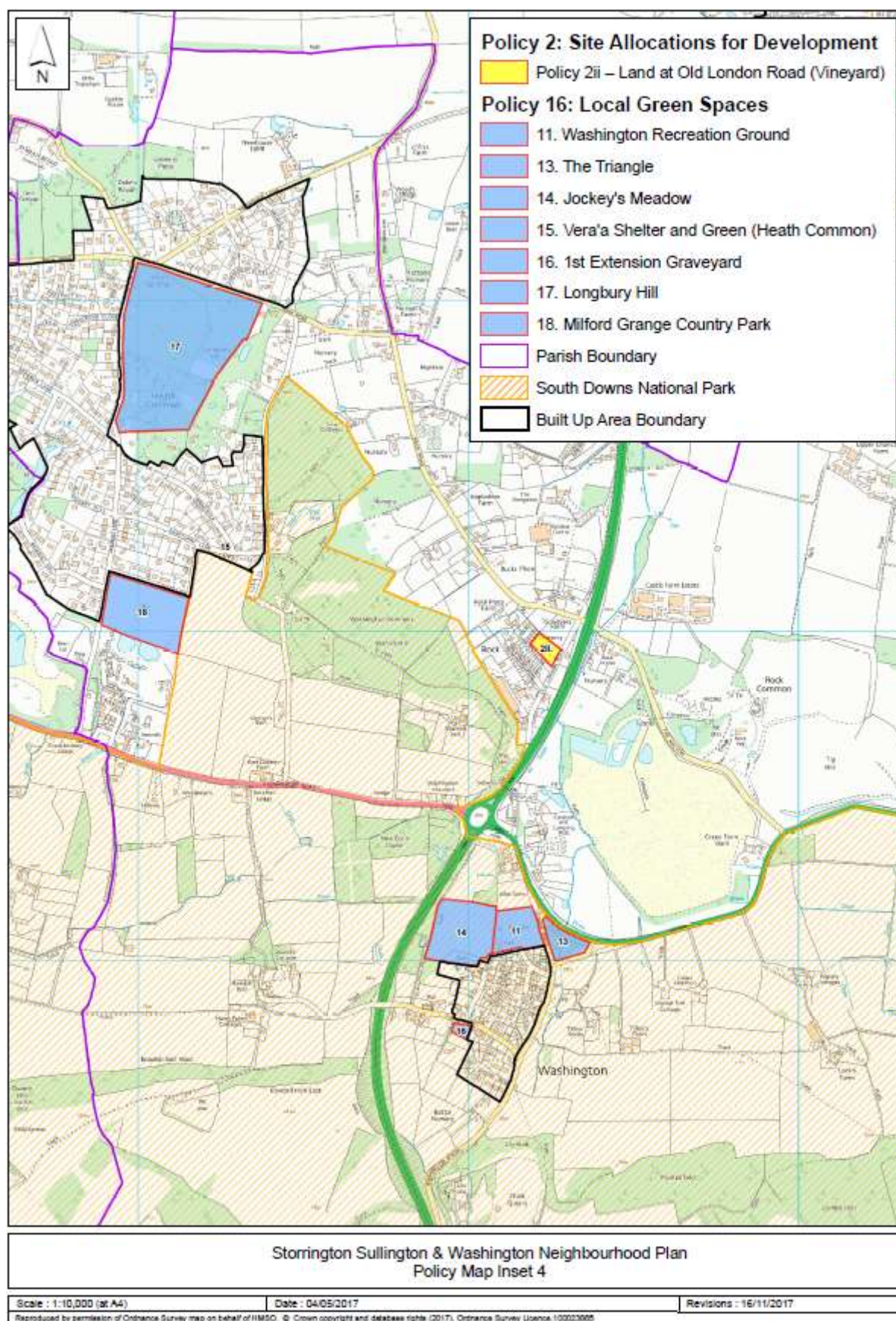


Storrington Sullington & Washington Neighbourhood Plan Policy Map Inset 2		
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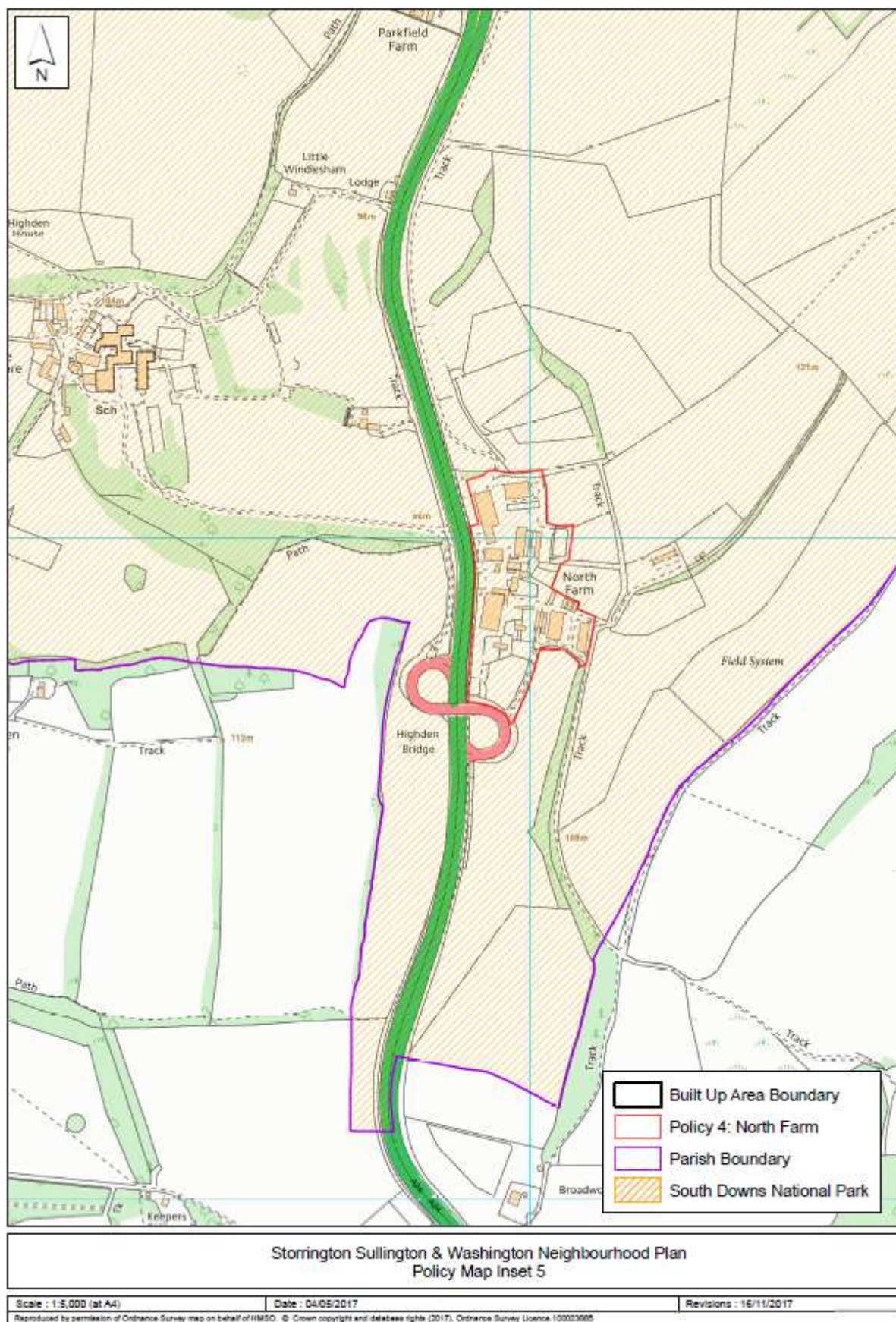
Policies Map Inset 3



Policies Map Inset 4



Policies Map Inset 5



Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. Please contact Storrington & Sullington Parish Council for information on how to obtain copies of any of these documents.

Storrington & Sullington Parish Design Statement (2010)
Heath Common Village Design Statement (1999)
Washington Parish Plan (2004)
Storrington & Sullington Housing Needs Survey (2014)
SSWNP Housing Needs Alignment Study (2017)
SSWNP Strategic Environmental Assessment /Sustainability Appraisal (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 1 Document (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 2 Document (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 3 Document (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 4 Document (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 5 Document (2018)
SSW NP Strategic Environmental Assessment / Sustainability Appraisal Appendix 6 Document (2018)
SSWNP Site Assessment Report (2018)
SSWNP Site Assessment Report Appendix 1 Document (2018)
SSWNP Site Assessment Report Appendix 2 Document (2018)
SSWNP Site Assessment Report Appendix 3 Document (2018)
SSWNP Site Assessment Report Appendix 4 Document (2018)
Storrington Traffic Management - Options Appraisal (2013)
Storrington Old Mill Drive Diamond Planning Brief (2008)
Storrington & Sullington Community Action Plan (2013-2018)
Horsham District Planning Framework: (2015)
Horsham Strategic Housing Land Availability Assessment (2016)
Horsham Green Infrastructure Strategy (2014)
Horsham District Planning Framework: Habitats Regs Assessment (2014)
Horsham District Planning Framework: Sustainability Appraisal (2015)
Horsham District Core Strategy DPD (2007)
Horsham District General Development Control Policies DPD (2007)
Horsham District Site Specific Allocations of Land DPD (2007)
Horsham District Planning Obligations SPD (2007)
Horsham District Facilitating Appropriate Development SPD (2009)

Horsham District Council Infrastructure Study (2010)
Horsham District Council Landscape Character Assessment (2014)
Horsham District Council Strategic Flood Assessment (2007)
Horsham District Council Retail Needs Study (2010)
Horsham District Council Employment Land Review (2010)
NW Sussex Economic Growth Assessment: Horsham (2014)
South Downs National Park Partnership Management Plan (2014 -2019)
South Downs Local Plan: Pre-submission Plan 2017
Local Green Spaces Report (2017)
West Sussex Joint Minerals Local Plan (Submission Draft) (Jan 2017)
Local Green Spaces Report Addendum (Nov 2017)
HDPF Strategic Sequential Test
Local Green Spaces Report – Longbury Hill Wood (Jan 2018)