

# Horsted Keynes Neighbourhood Plan, 2016-2031



**Submission Version  
November 2017**



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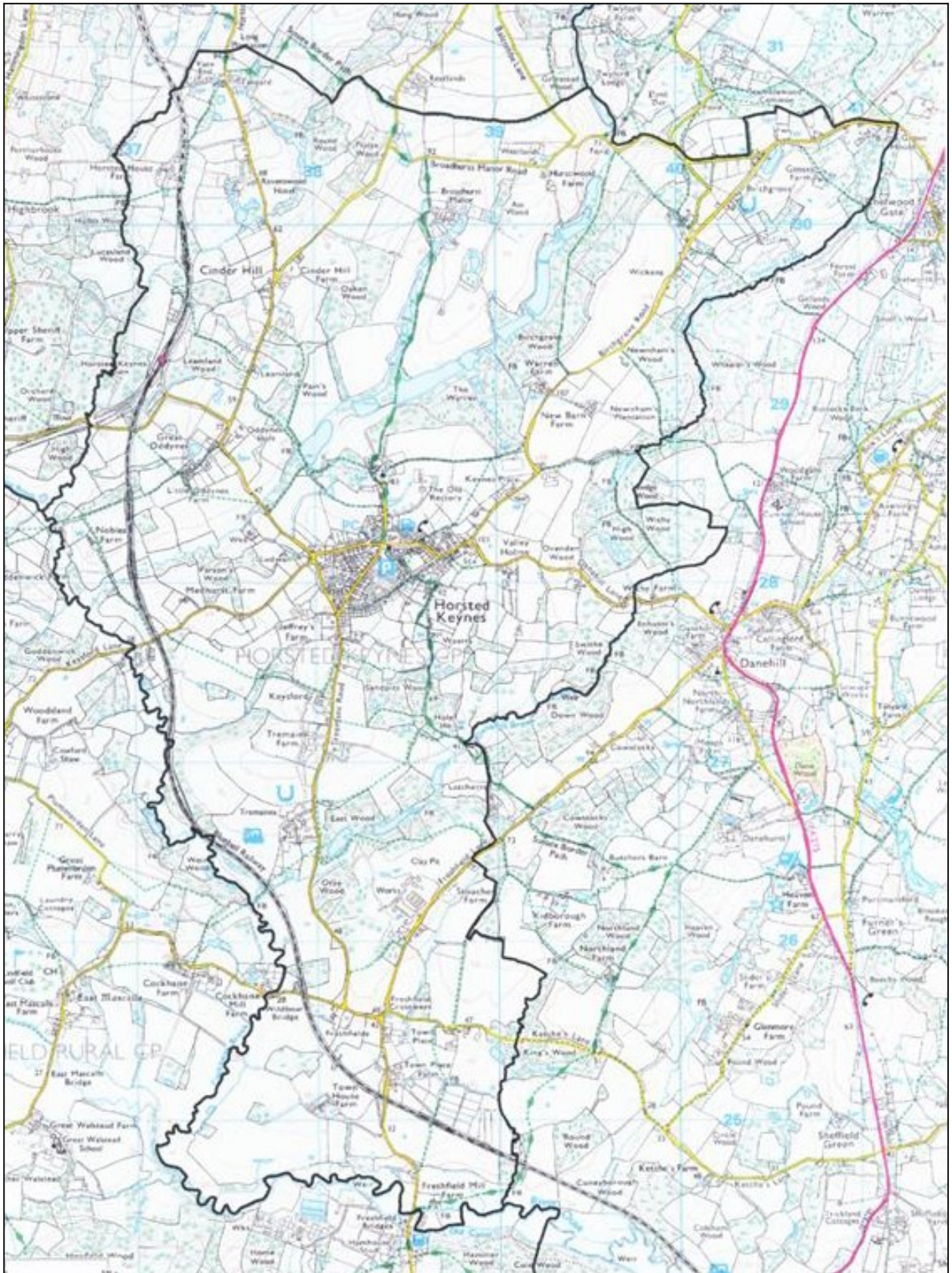
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**Appendix A**          Socio-economic profile

# 1 INTRODUCTION

- 1.1 This document represents the Neighbourhood Plan for Horsted Keynes parish. It represents one part of the development plan for the parish over the period 2016 to 2031, the other part being the 2004 Mid Sussex District Local Plan and the Mid Sussex Emerging District Local Plan.
- 1.2 Mid Sussex District Council, as the local planning authority, designated a Neighbourhood Area for the whole of the Horsted Keynes area in July 2012 to enable Horsted Keynes Parish Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Horsted Keynes Neighbourhood Plan Steering Group (HKNPSG).
- 1.3 The Horsted Keynes Neighbourhood Plan (HKNP) is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2015 (as amended). The HKNPSG has prepared the plan to establish a vision for the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2015 to 2031.
- 1.4 The purpose of the Neighbourhood Plan is to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Horsted Keynes, its residents, businesses and community groups.
- 1.5 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the blue boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.
- 1.6 The map below shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Horsted Keynes parish.
- 1.7 The Horsted Keynes Neighbourhood Plan will be monitored by the local planning authority and Horsted Keynes Parish Council on an annual basis through the MSDC Annual Monitoring Report and informed by updates to the five-year housing supply. The aims and objectives will form the focus of the monitoring activity but other data collected or reported at a parish level will also be included.
- 1.8 The Plan will be reviewed formally on a five-year cycle or to coincide with a review of the District Local Plan.

Figure 1.1: Horsted Keynes neighbourhood plan area/parish boundary



## National policy

- 1.9 The National Planning Policy Framework (NPPF) states:

*“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. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (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. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para. 185)“.*

- 1.10 The relevant Mid Sussex District Local Plan was adopted in 2004 and, under the guidance provided by the NPPF, is out of date. There is an emerging District Local Plan covering the period to 2031 which is a material consideration and has provided much of the strategic context for the neighbourhood plan.

## Consultation

- 1.11 The HKNPSG has developed the Neighbourhood Plan through extensive engagement with the community.
- 1.12 The community engagement process began in 2012 with two questionnaire based surveys. The Parish monthly magazine, posters and street co-ordinators encouraged all villagers to participate. Survey 1 undertaken in 2012 was a Business and Housing Needs survey and Survey 2 undertaken in 2013 covered crucial infrastructure requirements. Response rates were 56% and 39% respectively. It should be noted that a survey covering similar ground was done in 2008 in preparation for the 2009 Village Plan and secured a 71% response. The resultant document provided useful background information for the Neighbourhood Plan process.

1.13 In 2014, the newly formed steering group re-launched the consultation process to engage with the community as widely as possible. The steps it took included the following:

- Monthly meetings of the HKNPSG which parishioners were invited to attend and to ask questions in an open forum session at the beginning of each meeting.
- Face to face consultations with St. Giles School, Pre-school and First Steps groups, involving parents, teachers and children and using aids such as sticker boards to focus on key issues.
- Similar consultations with other groups such as Women's institute, Circuit Training Group, Keep Fit Class, and various clubs, by piggy-backing on scheduled meetings.
- Use of the Parish website and Parish magazine to invite comment on key drafts of the Plan as they emerged such as the Vision Statement, Plan Objectives and Plan Policies
- Use of social media sites Facebook and Twitter to encourage younger members of the community to have their say.
- Attendance at occasions already in the village events' calendar such as the Christmas card charity event with suitable consultation materials.
- Arranging special events such as Weekends-outside-shop.
- Organising a community engagement event in the Village Hall in January 2015, using street co-ordinators to post invitations to every household. At this event, land allocations proposed for housing developments or other community benefits were displayed in the main hall with maps and other material to help villagers understand and comment on this key aspect of the draft Plan, and refreshments were served in the small hall. Steering Group members were available to answer questions and make a note of comments.
- It was recognised that more direct engagement with the community was necessary in order to explain more about the background to the process and, most importantly, to seek the views of parishioners on sites under consideration. To this end a series of 10 workshops each lasting 2 hours was held in September 2015. Groups of 8-10 villagers were able to discuss each potential development site in turn, ask questions and express their views. Each group was facilitated by a member of HKNPSG and had a scribe to note the major points which arose. Attendees recorded their views per site in a structured questionnaire. They were invited to say whether the site was suitable for allocation and if so how many dwellings would be acceptable. In total 170 residents attended a workshop and questionnaires were returned by 126 people.
- Following the workshops villagers had further opportunities to make their views known at monthly meetings of the HKNPSG and HKPC and via email. A petition was also received, signed by 141 residents, almost all of whom lived in the Hamsland area of the village.

1.14 Face-to-face conversations also took place with local businesses to assess their needs and concerns, and following responses to the formal land call, opportunities were offered to landowners putting forward parcels of land for housing or other development to discuss the ways in which their proposals would contribute to the Plan objectives.



## 2 LOCAL CONTEXT

### History of Horsted Keynes

- 2.1 A village existed here in Saxon times - it was called Horsted. After the Norman Conquest, William the Conqueror gave the Rape of Pevensey in which Horsted lay to his half-brother, Robert de Mortain, and he in turn gave the Manor of Horsted to one of his henchmen, William de Cahaignes. The village became known as Horsted de Cahaignes, a name which over the centuries has evolved into the present Horsted Keynes.



- 2.2 The people who lived in the Saxon village raised crops and kept cattle and, to judge by the name of the village - Horsted meant 'a place for horses' - were renowned for breeding horses. Starting in the 13th century and continuing into the 18th, the village was at the centre of the Sussex iron industry, as the hammer ponds to the north-west testify. While some villagers still work on the land, most find employment in the nearby towns of Haywards Heath, Crawley and East Grinstead or use commuter services connecting Brighton and London.



- 2.3 The railway came to Horsted Keynes in 1882, and a station was built a mile north-west of the village. British Railways ran trains through there until 1963 when the line from London was terminated at East Grinstead. Since then, however, the famous Bluebell Railway was formed to take over part of the line, and it now runs restored steam trains from East Grinstead seven miles to the north via Horsted Keynes to Sheffield Park five miles to the south. This enterprise has brought many tourists to the village, which is also a popular centre for cycling clubs and walkers as the Sussex border path runs through the village. To the north of the village is a small business park, and to the south the High Weald Dairy which produces cheeses of international repute and the Freshfield Lane Brickworks. In addition, many small businesses are run by villagers from home premises.



- 2.4 The village's history is reflected in some of its buildings, the oldest building being the parish Church of St Giles, dating back to the 11th century which itself was built on the earlier site of a Saxon church. Next to the church is St Giles Church of England Primary School which caters for around 120 children. The village also has a pre-school. One of the village's two pubs, The Crown, has been an inn for more than 250 years and the oldest parts of the building date back to around 1600.
- 2.5 The centre of the today's village has a general store, and is fortunate in having two playing fields for cricket and football, an enclosed playground for young children, and a tennis club. There is a third recreation ground on the southern edge of the village. Many other clubs and activities flourish in the Village Hall, the Village Club, and the Martindale Centre.
- 2.6 Since World War II, in-filling and new developments have meant that the village has substantially increased in size and, with its mixture of architecture from Elizabethan to present day styles, it has considerable charm. Not surprisingly, many retired people enjoy the peace and quiet of Horsted Keynes and on the road to Birch Grove is the Abbeyfield retirement home, Westall House.
- 2.7 There are 54 listed buildings within the parish, including the Parish Church of St. Giles (Grade 1) and 53 Grade 2.
- 2.8 Horsted Keynes lies entirely within the High Weald Area of Outstanding Natural Beauty.
- 2.9 The Ashdown Forest is located adjacent to the north-eastern boundary of Mid Sussex within Wealden District. It is designated as a Special Area of Conservation (SAC) due to the important heathland habitats present and classified as a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford warbler. It is a site of European Nature Conservation Importance comprising heathland and woodland habitats of around 3,000 hectares.
- 2.10 Following consultation with Natural England, Mid Sussex District Council has undertaken a Habitats Regulations Assessment (HRA) to test whether the Mid Sussex District Plan, in combination with other plans and projects, is likely to have an adverse effect on the integrity of Ashdown Forest. The HRA report on the District Plan identifies that proposed new housing close to Ashdown Forest is likely to increase the number of visitors to the Forest. Such visitors could increase disturbance to rare, ground-nesting bird populations (in particular the Dartford warbler and Nightjar). The 'Ashdown Forest Visitor Survey Data Analysis' published in September 2010 found that most visitors to the Forest live within 7km of its boundaries (straight line distance). The HRA therefore identified a 7km 'zone of influence' within which new housing developments must counter its effect by putting in place measures which reduce visitor pressure.

- 2.11 All the land in the Neighbourhood Plan area lies within the 7km zone of influence, and therefore new residential development proposed in the Plan must have due regard to the Habitats Regulations. The proposed approach set out in the Mid Sussex District Plan includes providing Suitable Alternative Natural Greenspace sites (SANGs) and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself.
- 2.12 SANGs are sites that cater for the recreational needs of communities in order to reduce the likelihood of visitor pressure and disturbance on important nature conservation areas. Developer contributions will be required towards the provision of SANGs and the criteria for a site to be suitable as a SANG site is set out on the Mid Sussex District Council website ([www.midsussex.gov.uk](http://www.midsussex.gov.uk)).
- 2.13 The District Council is responsible for deciding how developer contributions towards the provision of SANGs and SAMM will be calculated and delivered.
- 2.14 The HRA of the Mid Sussex District Plan also assessed the impact of nitrogen deposition on the Ashdown Forest SAC. This included development proposed through the Neighbourhood Plan. The conclusion of the HRA was that there would be no likely significant effects on the Ashdown Forest SAC from the policies in the Neighbourhood Plan.

## Profile of the community today

- 2.15 The socio-economic profile<sup>1</sup> of the Horsted Keynes community is as follows:
- There is a low proportion of young families but a high number of people either approaching or having already reached retirement age. In short, the population is ageing.
  - Growth in population has been below the district average, reflective of Horsted Keynes's role in the district as a small rural settlement. This growth has been in those of retirement age. Horsted Keynes is a community that is increasingly living in households consisting of fewer people.
  - Economic activity is below the district and regional averages, due to the high proportion of retirees (who are classed as economically inactive). There is a high proportion of people working for themselves, from their own homes.
  - The proportion employed in financial, real estate, communication and IT services – strong growth sectors nationally - is comparatively high. By contrast, the proportion employed in traditionally lower paying sectors such as retail is low. This is reinforced by the high proportion of highly educated people.
  - The large majority of those in work travel to work by car, and do so as the driver of that car. Interestingly this is slightly below the district average. The numbers of people that travel to work on foot or by bicycle is low, highlighting the limited number of job opportunities that are available locally. Car ownership is correspondingly high.
  - Horsted Keynes is dominated by detached housing, representing nearly 50% of its housing stock. There is a very high proportion of 4- and 5-bed properties compared to the district. By contrast, the proportion of 3- and particularly 2-bed properties is much lower. Given the growing proportion of smaller households in Horsted Keynes, there is a potential mismatch between the supply of properties (which are large) and the needs of households (which are for smaller properties).

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<sup>1</sup> This is based on the 2011 Census

- The North West Sussex Strategic Housing Market Assessment (SHMA) Update<sup>2</sup> was published in 2014. This highlighted that affordability is a significant issue with over 44% of households in Mid Sussex District unable to rent or buy a property without assistance.
- For affordable housing, the predominant need in the district is for 1- and 2-bed housing, accounting for 87% of all needs. In Horsted Keynes parish, the picture is even starker. Just taking evidence from the housing register shows that in March 2016, there was a total of 17 households on the register with a local connection, with 12 of these having Horsted Keynes as their first choice. All of these households were seeking 1- or 2-bed dwellings.

## Local infrastructure

### School

- 2.16 St Giles Church of England (Aided) Primary School is a small village school situated in a lovely rural location next to the church of St Giles, with which it has very close links. The school has played an important part in village life for over 300 years and its history, and that of the village, are closely linked. The school assists in sustaining a vibrant, active community.



- 2.17 The school currently has around 120 pupils aged between 5 and 11 spread across 5 classes. The West Sussex County Council designated capacity of the school is 140 although the Headteacher has advised that a total of 150 pupils could be accommodated in the current school building provided a suitable age distribution could be maintained.
- 2.18 In 2016, around 22% of the pupils travel to the school from outside the parish though a proportion of these live very close to the parish boundary.

### Public Transport

- 2.19 The village is served by the No. 270 Metrobus service which runs from East Grinstead to Brighton and connects to many of the villages along the way. It operates hourly from Monday to Saturday providing a connection to Haywards Heath station, the main strategic connection to the rail network, which takes approximately 20 minutes. Given the service times, it is mainly used by students and retirees.
- 2.20 Consultation with the community has demonstrated that the bus service is highly valued and

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<sup>2</sup> Chilmark Consulting (2014) *Northern West Sussex Housing Market Area – Affordable Housing Needs Model Update*, for Horsham District Council, Crawley Borough Council and Mid Sussex District Council

villagers would welcome its development, particularly in terms of an extended service at night and the reinstatement of the Sunday service.

## Shop

- 2.21 Horsted Keynes Store is a general purpose retail outlet selling groceries, greengroceries, fresh dairy produce, wine and spirits, newspapers and some household supplies. It is well patronised by many in the village and also attracts custom from adjacent villages without such facilities. It is very highly valued by the community and considered to be of great importance to the village.



- 2.22 No information has been obtained as to the viability of the existing business but as with all such small retail outlets it is vulnerable to competition from larger suppliers who are able to offer a wider range of goods at lower prices. There are many such larger outlets within reasonable driving distance of Horsted Keynes and given the high level of car ownership these are accessible to the majority of villagers. Some of them make home deliveries.
- 2.23 The shop premises occupy the lower storey of a two storey semi-detached building with the upper storey being the owner's living accommodation. National planning policy allows for the change of use of such retail premises to housing without planning permission. The owner has not indicated that he is considering retirement in the near future, or the disposal or conversion of the business, but it is likely that the building would be more valuable as a dwelling than as a shop. Concerns do therefore exist as to its long term operation and, as it is such an important facility for the village, contingency plans should be developed for when the present owner decides to retire. One possibility is the listing of the premises as an Asset of Community Value.

## Public Houses

- 2.24 The village enjoys the benefits of three licensed premises close to the village centre:
- the Green Man, a typical village pub serving normal pub food
  - the Crown, a pub with rooms serving higher priced gourmet food
  - the Horsted Club, serving drinks only
- 2.25 All are important institutions within the village and are highly valued as social centres and meeting places, and as providers of local employment. The first two in particular are important in attracting visitors to the village and helping to support the other village facilities.



### Healthcare Facilities

- 2.26 No healthcare facilities are provided within the village and residents must seek healthcare services from the adjacent villages and towns of Lindfield, Forest Row, Haywards Heath and East Grinstead. Given the high level of car ownership in the village as a whole this does not cause significant problems for the majority of residents, with those unable to drive supported by a volunteer car service.

### Highways

- 2.27 Horsted Keynes is fortunate that it does not lie on a major access road between significant conurbations and that traffic passing through the village remains relatively light compared with some villages of equivalent size such as West Hoathly and Ardingly. Nevertheless, community consultation has indicated that traffic volumes and speeds are still perceived as a significant problem amongst many in the village. This is seen as a particular issue in relation to children walking to school and having to cross the main road through the village at BurnLane.



- 2.28 Roads within the village are generally narrow and often with at most a footway on one side only. Several roads providing access to large numbers of dwellings, such as Bonfire Lane, Wyatts Lane and Church Lane, have no footways at all and act as shared surfaces for both vehicular and pedestrian traffic. These however are entirely typical of a small rural village and contribute much to the character and feel of the neighbourhood which it is of great importance to retain.
- 2.29 There are no street lights in the village but again this is seen as contributing to the unique character and feel of the village and there is a significant desire to retain this.

- 2.30 Community consultation has also identified that parking on the roads within the village is a significant concern. The policies which will govern the development of new sites for housing will ensure both that nothing will be done to reduce the existing limited parking provision and that sufficient parking will be provided within the sites themselves to avoid exacerbating the existing parking problems.

### **Communications**

- 2.31 Much of Horsted Keynes suffers from very limited mobile phone reception. Community consultation has indicated that this is a major issue for a large number of villagers.

### **Green Infrastructure**

- 2.32 Horsted Keynes benefits from a high quality network of green spaces including a village green, recreation ground and cricket field.

### **District Local Plan policy**

- 2.33 The Mid Sussex Local Plan 2004 is the extant plan and therefore the policies of the Neighbourhood Plan have to be in general conformity with its saved policies. The strategic policies of relevance to the Horsted Keynes Neighbourhood Plan are:

- General Polices: G1-G3
- Countryside Policies: C1 (Protection of the Countryside), C4 (Areas of Outstanding Natural Beauty), C5 (Area of Importance for Nature Conservation),
- Built Environment Policies: B10 (Listed Buildings), B15 (The Setting of Conservation Areas), B17 (Historic Parks and Gardens), B18 (Archaeological Sites)
- Housing: H2 (Commuted Payments towards Affordable Housing), H3 (Rural 'Exception' Housing), H11 (Housing in the Countryside)
- The Economy: E2 (Retention of Land for Business Purposes)
- Shopping: S6-S7 (Local Shopping Areas and Individual Shops)
- Transport: T3 (Heavy Goods Vehicles), T4 (New Development), T8 (Roadside Facilities)
- Recreation and Tourism: R1 (Recreation), R13 (Tourism)
- Community Resources: CS1 (Education), CS12 (Public Sewerage), CS13-CS15 (Land Drainage), CS16 (Water Quality)

- 2.34 In addition, there are a number of saved policies of direct relevance to Horsted Keynes:

- HK1 (Horsted Keynes Industrial Park)
- HK3 (Bluebell Railway)

- 2.35 It should also be noted that the other saved policies will be relevant to the Neighbourhood Plan.

- 2.36 It is important that the policies in the Emerging District Plan are also taken into account. The relevant strategic policies in the August 2017 'live Examination Version' of the District Plan are:

- DP2 (Sustainable Economic Development)
- DP4 (Village and Neighbourhood Centre Development)
- DP5 (Housing)

- DP6 (Settlement Hierarchy)
- DP10 (Protection and Enhancement of Countryside)
- DP12 (Sustainable Rural Development and the Rural Economy)
- DP13 (New Homes in the Countryside)
- DP14 (High Weald Area of Outstanding Natural Beauty)
- DP15 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC))
- DP16 (Setting of the South Downs National Park)
- DP19 (Transport)
- DP20 (Rights of Way and other Recreational Routes)
- DP22 (Leisure and Cultural Facilities and Activities)
- DP23 (Community Facilities and Local Services)
- DP24 (Character and Design)
- DP25 (Dwelling Space Standards)
- DP26 (Accessibility)
- DP28 (Housing Mix)
- DP29 (Affordable Housing)
- DP30 (Rural Exception Sites)
- DP32 (Listed Buildings and Other Buildings of Merit)
- DP33 (Conservation Areas)
- DP36 (Trees, Woodland and Hedgerows)
- DP37 (Biodiversity)
- DP39 (Sustainable Design and Construction)
- DP40 (Renewable Energy Schemes)
- DP41 (Flood Risk and Drainage)
- DP42 (Water Infrastructure and the Water Environment)



### 3 VISION AND OBJECTIVES

#### Challenges for Horsted Keynes

- 3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Horsted Keynes parish. In summary these challenges are:
- The importance of retaining Horsted Keynes's identity as a small rural village in an Area of Outstanding Natural Beauty (the High Weald). This must balance the need to provide for the changing population without compromising its distinct rural identity, set around a village green with a network of green spaces and attractive views.
  - An ageing population that has particular demands in terms of their accessibility to services and appropriate recreational facilities.
  - A limited number of local services and facilities, some of which are under threat. The loss in 2014 of the Post Office is a particular example.
  - The need to recognise the importance of trying to provide some local employment so that not everyone who wants to access a job has to travel outside the parish (particularly to Hayward Heath and Burgess Hill) to do so. The growing trend of home working provides an opportunity but telecommunications need to be improved.
  - The importance of retaining the bus service as the only means of travelling outside of the parish without a car.
  - The wider role that the community of Horsted Keynes needs to play in addressing climate change by reducing energy consumption and providing the opportunity for local sustainable energy generation.

#### Vision for Horsted Keynes

- 3.2 In consultation with the community, the established vision for Horsted Keynes is as follows:

*'In 2031 Horsted Keynes remains an attractive rural village, centred on the village green, and is a desirable place to live, work and visit. It has a thriving local economy and is able to sustain sufficient essential services and facilities to meet most local needs. Homes are available for all stages of life and circumstances and there is a strong sense of local community which contributes to low levels of crime. Development has taken place in a sustainable way, at a scale and form that preserves the distinctive rural character, landscape and community ethos.'*

## Neighbourhood Plan Objectives

- 3.3 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:
1. Conserve and enhance the environment of the village in order to maintain its distinct rural identity and outstanding landscape setting.
  2. Maintain and enhance existing and establish new local services and facilities.
  3. Meet Horsted Keynes's housing needs over the plan period with emphasis on housing that addresses the needs of younger people and families to help maintain the village age profile.
  4. Support local businesses and provide enhanced employment opportunities within the parish including home working.
  5. Reduce the negative impacts of traffic and roadside parking on the village and encourage safe walking and cycling.
  6. Minimise the adverse environmental effects of new development and support energy reduction and sustainable energy opportunities for the whole village.

## 4 BUILT-UP AREA BOUNDARY

- 4.1 In a rural parish such as Horsted Keynes, sitting within the High Weald Area of Outstanding Natural Beauty, it is particularly important that development is directed to appropriate locations and that sprawl is avoided. The purpose of a physical limits boundary is to help to provide that direction.
- 4.2 Being the only settlement of any size within the parish, it is expected that the focus of development will be in Horsted Keynes village. The need to accommodate growth must be balanced against the need to preserve its role as a rural settlement which does not encroach unduly on the open countryside that surrounds it.
- 4.3 The Mid Sussex Local Plan 2004 defines a built-up area boundary (BUAB) for Horsted Keynes. Policy C1 of the Local Plan protects the adjoining countryside from unnecessary development. Policy C1 states:

*“Outside built-up area boundaries...the remainder of the plan area is classified as a Countryside Area of Development Restraint where the countryside will be protected for its own sake. Proposals for development in the countryside, particularly that which would extend the built-up area boundaries beyond those shown will be firmly resisted and restricted to:*

*(a) proposals reasonably necessary for the purposes of agriculture or forestry;*

*(b) proposals for new uses in rural buildings of a scale consistent with the building's location;*

*(c) in appropriate cases, proposals for the extraction of minerals or the disposal of waste;*

*(d) in appropriate cases, proposals for quiet informal recreation and/or tourism related developments;*

*(e) proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas;*

*(f) proposals for which a specific policy reference is made elsewhere in this Plan; and*

*(g) proposals which significantly contribute to a sense of local identity and regional diversity.”*

- 4.4 The emerging Mid Sussex District Plan has an equivalent policy (Policy DP10: Protection and Enhancement of Countryside) which states that BUABs can be reviewed by neighbourhood plans. With the proposed site allocations (Policies HK17 to HK19) the approach taken is to retain the BUAB from the 2004 Mid Sussex Local Plan. Once development of a site allocation adjacent to the BUAB is completed, it is considered to be within the BUAB for planning purposes.
- 4.5 In addition to this, and to reflect the importance of addressing local housing needs, small-scale residential development (of up to 10 units) will be permitted where it can demonstrably contribute towards addressing local housing needs. Given the location of Horsted Keynes in the High Weald AONB, it is particularly important that applicants are able to demonstrate that their proposals will not have a detrimental impact on the AONB (as required by Policy HK6).

### **POLICY HK1: BUILT-UP AREA BOUNDARY**

New development in Horsted Keynes parish shall be focused within the built-up area boundary of Horsted Keynes village as identified on the Policies Map.

Small-scale residential development proposals of less than 10 units to meet local need only will be permitted on land adjacent to the built-up area boundary subject to the following criteria:

- The proposed development contributes to sustainable development;
- The proposed development is able to demonstrate that it does not have an unacceptable impact on the landscape. Applications must be supported by an assessment of the environmental and visual impact of the proposal, particularly the impact on the High Weald Area of Outstanding Natural Beauty, and include appropriate mitigation measures as necessary;
- An application is supported by a robust assessment of the impact of the proposal upon the local highway network;
- The application is clearly not one phase of a larger site development that is being brought forward individually to meet the dwelling threshold.

Development proposals separate from the built-up area boundary will not be permitted unless:

- they represent development proposals on the site allocations (Policies HK17 to HK19); and
- they comply with Policy C1 of the Mid Sussex District Plan 2004 or any subsequent updates to that policy; or
- they relate to necessary utilities infrastructure and where no reasonable alternative location is available; or
- they comply with policies in this Neighbourhood Plan in particular those relating to dwelling extensions (Policy HK4) and expansion of business premises (Policy HK11).

## 5 HOUSING AND DESIGN OF DEVELOPMENT

- 5.1 Horsted Keynes is a desirable and attractive place to live, a traditional Sussex village within the High Weald AONB, surrounded by farmland, woodland and open countryside. It provides road access to the surrounding towns, travel hubs and employment opportunities.
- 5.2 Opportunities for additional housing supply are extremely constrained due to the surrounding AONB, the conservation area and very limited infill sites within the current built up area boundary.
- 5.3 There is an overwhelming desire to maintain the scale, style and setting of the parish settlements and to protect the surrounding countryside from inappropriate development.



### Dwelling mix

- 5.4 The analysis in Section 2 showed that Horsted Keynes has a very high proportion of 4- and 5-bed properties compared to the district or the South East as a whole. By contrast, the proportion of 3- and particularly 2-bed properties is much lower. Given the growing proportion of smaller households in Horsted Keynes, there is a potential mismatch between the supply of properties (which are large) and the needs of households (which are for smaller properties).
- 5.5 Over the plan period, this trend is likely to continue, with Horsted Keynes having a significantly above-average proportion of people in the 45-64 age bracket, i.e. approaching retirement. In the Neighbourhood Plan survey, 42% of households that responded had at least one person intending to retire over the plan period.
- 5.6 It is expected therefore that the demand for smaller properties – particularly by those currently living in large family properties in Horsted Keynes now looking to downsize since children have grown up and moved out – will be significant. In the Neighbourhood Plan survey, 50% of respondents said that they would consider downsizing if a suitable low maintenance, energy efficient property was available. Most importantly, 94% of respondents said that they intended to stay living in Horsted Keynes on retirement.

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- 5.7 The North West Sussex SHMA recommends that for affordable housing in Mid Sussex, a range of dwelling sizes should be secured through policy that provide the following split<sup>3</sup>:
- 1-bed: 25%
  - 2-bed: 50%
  - 3-bed: 20%
  - 4+ bed: 5%
- 5.8 The SHMA does recommend that, when seeking to establish broad requirements for different types and sizes of new market housing, this should take account of existing pressures and market signals of shortage. Evidence of sold property prices shows that, for the RH17 postcode that contains Horsted Keynes (and covers the rural area surrounding Haywards Heath and Burgess Hill), the median property price over the year to June 2015 was £490,400. Just looking at smaller terraced and semi-detached properties, the median prices were £374,400 and £380,300 respectively<sup>4</sup>. As a first-time buyer, in order to secure a mortgage on such properties, assuming a 10% deposit, a single person would need an annual income of £96,275 and a couple, a joint income of £134,780<sup>5</sup>. This is clearly out of the reach of almost all first-time buyers.
- 5.9 This evidence, combined with the evidence from the local community, collectively demonstrates that the need for a greater number of smaller dwellings at an affordable price is required for first-time buyers, young and growing families and older residents wishing to downsize in Horsted Keynes. Indeed, the provision of a larger supply of smaller units will help to reduce the price and make entry-level housing more affordable in Horsted Keynes. This is reflected in PolicyHK2.

**POLICY HK2: DWELLING SIZE**

Residential developments of over five dwellings shall provide a mix of dwelling sizes (market and affordable) that reflect the following requirements:

- 1 bed dwellings: At least 10% of all dwellings
- 2 bed dwellings: At least 40% of all dwellings
- 3 bed dwellings: At least 30% of all dwellings
- 4+ bed dwellings: Not more than 10% of all dwellings

An alternative mix of housing will only be permitted where this is in line with up-to-date housing need and market demand as evidenced through the Strategic Housing Market Assessment.

<sup>3</sup> Chilmark Consulting (2014) *Northern West Sussex Housing Market Area – Affordable Housing Needs Model Update*, for Horsham District Council, Crawley Borough Council and Mid Sussex District Council, Table 17

<sup>4</sup> Source: [www.home.co.uk](http://www.home.co.uk)

<sup>5</sup> This assumes that a single person could borrow 3.5 times their salary and a couple could borrow 2.5 times their joint salary.

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## Maintaining local character and ensuring good quality design

- 5.10 Consultations have shown that residents want Horsted Keynes to remain clearly identifiable as a village and that its character should not be harmed by inappropriate new development. The appearance of the village today reflects its history as a long standing community dating back to before the 11<sup>th</sup> century and contains, in close proximity, buildings of both historic and contemporary character. This diversity in building styles contributes greatly to the character of Horsted Keynes and it is important that this diversity is retained when new development is planned.



- 5.11 A major part of the village is subject to conservation area status and contains a number of historic buildings dating back to the 17th and 18th centuries and others listed as being of architectural or historical importance.
- 5.12 Any development must recognise the significance of this village setting and respect its unique character.
- 5.13 The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Sustainable development involves achieving positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including replacing poor design with better design. One of the Government's core planning principles is always to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 5.14 Future building should respect the distinctive height, scale, spacing, layout, orientation, design and materials of the area in which it is located. Innovative design should continue to reflect design cues from the context of the building.

### **POLICY HK3: MAINTAINING LOCAL CHARACTER AND GOOD QUALITY DESIGN**

All development shall maintain the distinct local character and demonstrate good quality design. This means recognising the significance of the village setting, responding to it and integrating with local surroundings and landscape context as well as the existing built environment and in particular:

- achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and
- ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and
- using good quality materials that complement the existing palette of materials used within Horsted Keynes; and
- demonstrating where possible innovation to achieve low carbon sustainable design; and
- adopting the principles of sustainable urban drainage; and
- respecting the natural contours of the site and protecting and sensitively incorporating well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and
- providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.

Development must not have an unacceptable impact on the setting of any heritage asset.

New, improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

### **Infill development and residential extensions**

- 5.15 Across the Neighbourhood Plan area there will be some potential for small scale development. This will mostly be infill development within the built-up area boundary. Such developments should be in keeping with the surrounding character of the area, particularly in respect of design and layout.
- 5.16 Within the parish over recent years there has been considerable activity in extending existing dwellings to adapt to changing needs. Although this has the effect of increasing the average size of the housing stock, which is regarded as an undesirable side effect, it is a cost effective way for families to meet changing needs and future proposals for extensions will be permitted in principle, both within and outside the built up area boundary. However it is important that the siting, scale, form and materials of extensions are in keeping with the original property and the street scene.
- 5.17 All infill development and residential extensions should be designed to a high quality and should respect the distinctive character of the area of in which they are situated and reflect the identity of the local context by way of height, scale, spacing, design and materials of buildings. In addition, extensions should respect the amenities of adjoining residents. For the avoidance of doubt further explanation of these requirements follows:



### ***Scale, Height and Form***

- 5.18 The overall scale, height and form of a development are important factors in achieving a successful design and should fit unobtrusively with the building and its setting (where it is an extension) and be compatible with the surrounding properties. An extension should be subservient to the original dwelling and not dominate the original building or the locality. A range of devices are available to subordinate an extension such as setbacks, lower roofs, changes in materials or detailing. Where visible from public view, roof shape is critical to creating a successful built form.

### ***Spacing***

- 5.19 Plots must be of sufficient width to allow a building(s) to be sited with adequate separation between dwellings. The width of the remaining and the new plot should be similar to that prevailing in the immediate area.
- 5.20 An extension to the side of a property should normally be acceptable if it does not have a significant adverse impact on the nature of space between buildings which would be out of character in the street scene when the gaps, often with associated landscaping or allowing longer views, are important elements. Extensions to existing buildings should maintain gaps which provide views out of the village into surrounding countryside.

### ***Materials***

- 5.21 Good quality design relies on the choice and combination of materials. The choice of materials should respond to, and reinforce, the character of the area and generally, the materials of an extension should match those used on the original building. However, often secondary buildings or extensions were traditionally erected in different materials which can help reinforce the subservience of the extension and maintain the visual primacy of the original. Hence, if it is compatible with the materials of the existing building, it could be appropriate to use other local materials on an extension.

### ***Innovative Design***

- 5.22 Subject to the context, it may be possible to arrive at an innovative design which responds to the positive features of the existing building and the area and ensures sufficient references to reinforce the distinctive character of the building and its surrounding context.

### ***Privacy, Daylight, Sunlight and Outlook***

- 5.23 New buildings and extensions should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight to a once sunny garden or window. Blocking direct sunlight from reaching neighbouring properties can cause overshadowing and is not acceptable.
- 5.24 Extensions can materially affect the privacy of adjoining occupiers. In order to safeguard the privacy of neighbours, windows in extensions should avoid overlooking windows of habitable rooms in any adjoining property at a close distance and the private amenity area immediately adjacent to the rear of an adjoining dwelling.
- 5.25 Overshadowing occurs when an extension is in such a location, and/or is of a size that it would cause significant overshadowing of a neighbour's property or amenity space. Development should be designed to avoid any significant loss of daylight or the cutting out of sunlight for a significant part of the day to principal rooms (including lounge, dining room, kitchen and bedrooms) in neighbouring properties or private amenity space. Daylight is the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Sunlight refers to direct sunshine and is

very much brighter than ambient daylight.

#### **POLICY HK4: INFILL DEVELOPMENT AND RESIDENTIAL EXTENSIONS**

Infill development and residential extensions that require a planning application will be permitted within the built-up area boundary provided it is in accordance with the Neighbourhood Plan and meets the following criteria:

- the spacing between buildings reflects the character of the street scene (in the case of residential extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building); and
- existing gaps between buildings which provide important views out of the village to the surrounding countryside are retained; and
- materials are compatible with materials of existing/surrounding buildings; and
- suitable access and on-site parking is provided without detriment to neighbouring properties; and
- the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.

Where a development proposal is either within or adjoining the Horsted Keynes Conservation Area the development should demonstrate it is sensitive to its character.

Development outside the built-up area boundary that complies with Policy HK1 must also meet the criteria listed above.

Small scale residential extensions outside the built-up area boundary will also be permitted provided they meet the criteria listed in this policy.

## 6 ENVIRONMENT AND GREEN SPACE

- 6.1 A key objective of the Neighbourhood Plan is to retain what is good about Horsted Keynes. One of the most important aspects of this is the high quality environment of Horsted Keynes and its setting as a small village in a very attractive environment. The plan recognises the need to retain this and, where possible, to enhance the environment of the village.
- 6.2 In particular, the need to retain the rural identity of Horsted Keynes is seen as important, with part of this being the need to retain its setting within what local people consider to be an outstanding landscape. Indeed, its setting within the High Weal AONB confirms this opinion.
- 6.3 There may be protected species using proposed sites and that where this is known or suspected, appropriate surveys should be undertaken prior to development.
- 6.4 Similar surveys will be required of windfall sites if known/likely to be used by protected species, prior to determination of planning applications, to inform any decision.
- 6.5 Care is needed where there are old or derelict structures and which include (or are close to) features such as mature trees, ponds, ditches and field boundaries, where protected species may be present. It is important that their protection is a central consideration at the detailed planning stage. Early reference to biological records would clarify where these issues may be acute.

### Local Green Spaces

- 6.6 One of the key features that gives Horsted Keynes its rural identity is the central location of the village green, with the village spreading out from this central point.



- 6.7 The village green is a very striking feature at the heart of the village, beautifully maintained to give pleasure to both visitors and residents alike with benches for those who wish to rest and take in the view. Bordered by both period and modern houses, the Crown and Green Man public houses and a shop, it is central to village life. It provides a perfect setting for community events, such as Horse Racing on the Green, Carols on the Green and the Village Triathlon, and was the focal point of the village Jubilee Celebrations in 2012. Unsurprisingly, villagers see their green as a priceless asset.

6.8 Other green areas close to the centre of the village are:

- The Recreation Ground (including tennis courts) and
- Cricket Field

6.9 These are extensively used for sporting and recreational purposes. Community consultation has shown that these are regarded as very valuable village assets which should be retained for use by villagers and visitors alike and should not be used for development of any kind.

6.10 Paragraph 74 of the NPPF states:

*“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”*

It is considered that these requirements are clearly satisfied and that these areas may be designated accordingly.

#### **POLICY HK5: RETENTION AND ENHANCEMENT OF RECREATIONAL AND LOCAL GREEN SPACES**

The following areas as shown on the Policies Map are designated as Local Green Spaces

- Village Green
- Recreation ground (including the tennis courts)
- Cricket field

Where the local green space is regularly used for sporting activities and contains existing buildings or other facilities which are used in connection with these activities (e.g. changing rooms) developments comprising improvements to, extensions of, or replacements for these facilities will be permitted provided that:

- they remain of similar scale and bulk as the existing facilities, with extensions demonstrated to be necessary to maintain the ongoing activities at the Local Green Space; and
- they comply in particular with Policy HK3 relating to Local Character and Good Design

### **Protection of landscape and natural habitats**

6.11 Horsted Keynes is surrounded by land which contains a wide variety of natural habitats supporting a rich mix of flora and fauna. In addition, it is part of the High Weald Area of Outstanding Natural Beauty (AONB). In Horsted Keynes, the High Weald AONB landscape is defined by the following features<sup>3</sup>:

<sup>3</sup> High Weald AONB Unit (2014) *The High Weald Area of Outstanding Natural Beauty Management Plan, 2014-2019*

- **Geology, landform, water systems and climate:** most of the parish is on Upper Tunbridge Wells, Ashdown or Ardingly sand formation sandstone and siltstone interbedded. There is a large clayworking at Freshfield Brickworks and a number of historic sandpits in the area. There are many streams that cross the parish, generally running north-east to south-west draining into the River Ouse, which forms the southern boundary. The western boundary of the parish follows the Cockhaise Brook and one of its tributaries. There are also a large number of ponds and lakes including a string of lakes to the north of the village probably related to historic ironworking industry in the area.
- **Settlement:** the main settlement is the village of Horsted Keynes, with the oldest building being the parish church of St Giles, dating back to the 11th century. There are also small hamlets (Birch Grove, Cinder Hill and Freshfield) and over thirty historic farmsteads dispersed across the parish dating from medieval periods to the nineteenth century.
- **Routeways:** All of the roads in the parish are historic routeways which were in existence pre 1800. There are also many historic public rights of way which were in existence pre 1860.
- **Woodlands:** There are many small and medium sized blocks of woodland in the parish, mostly designated Ancient Woodland (i.e. pre 1600). These include Birchwoodgrove Wood, the Warren, Leamland Wood, Newnhams Wood, Withy Wood; High Wood, Ovenden Wood and Otye Wood.
- **Field and Heath:** there are a large number of historic field boundaries (i.e. unchanged since the nineteenth century) with about one third of the fields in the parish retaining their medieval small size and irregular shape, often with sinuous boundaries indicating that they have been chopped by hand out of the woodland or wastes around them. Other field systems in the parish were probably medieval or earlier in origin but have had more recent interventions such as late nineteenth century enclosures or modern field amalgamation.

#### **POLICY HK6: HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY**

Development within the High Weald Area of Outstanding Natural Beauty (AONB) will only be permitted where it conserves or enhances the natural beauty of the parish and has regard to the High Weald AONB Management Plan. In particular development must demonstrate that it:

- takes opportunities to restore the natural function of watercourses to improve water quality; prevent flooding and enhance wetland habitats;
- respects the settlement pattern of the parish and uses local materials and wood fuel systems that enhance the appearance of development and help to reconnect occupiers with the landscape;
- relates well to historic routeways and does not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features;
- does not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its ongoing management;
- conserves and enhances the ecology of fields, trees and hedgerows; retains and reinstates historic field boundaries; and directs development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.

protected from significant harm. As required by the National Planning Policy Framework, if this is not possible then the harm caused should be adequately mitigated or, as a last resort, compensated for.



- 6.13 It is therefore imperative that any potential harm arising from proposed development is, where possible, avoided. Well-designed developments should be able to properly establish the location of habitats and the movement patterns of animals and wildlife such that development does not impact on these. If it is not possible to avoid such harm, then it will be necessary to identify and ensure that appropriate mitigation strategies are put in place. If it is not possible to put in place the necessary mitigation or provide appropriate compensatory measures, then development should not be permitted.

#### **POLICY HK7: PROTECTION AND IMPROVEMENT OF NATURAL HABITATS**

New developments should demonstrate how they provide for the protection and enhancement of existing habitats of any flora and fauna on the site.

Where damage to natural habitat cannot reasonably be avoided, measures shall be taken which will ensure that damage is minimised and the habitat affected can continue to thrive.

Where the destruction of natural habitat cannot reasonably be avoided, the development shall provide suitable compensation measures that allow for the creation of new habitats off-site.

### **Sustainable design and renewable energy schemes**

- 6.14 Standards for the energy efficiency of developments are now within national standards, related to the Building Regulations. However, an aspiration in Horsted Keynes is to achieve a higher level of energy efficiency. This can be achieved through a variety of means which incorporate low energy and renewable technologies as part of the design of a development scheme. This includes solar panels, heat pumps (ground or air source), reed beds and water harvesting. The inclusion of such technologies will be strongly supported as part of residential designs.
- 6.15 The installation of renewable and low carbon energy facilities within the parish for the benefit of the wider community is also encouraged.

#### **POLICY HK8: LOW ENERGY DESIGN AND RENEWABLE ENERGY SCHEMES**

Built development should aim to be carbon neutral or as near to carbon neutral as possible. Residential design proposals that include low energy and renewable technologies will be strongly supported.

The development of renewable and low carbon energy facilities, including community-led schemes, will be supported.

### **Flood risk and drainage**

- 6.16 The potential growing threat of flood risk from new development is a concern in Horsted Keynes. The area has a high water table and this means that localised flooding is an issue during periods of heavy prolonged rainfall.
- 6.17 In line with NPPF paragraphs 103 and 104 and Mid Sussex Emerging District Plan Policies DP41 and DP42, surface water drainage on any development must not add to the existing site run-off or cause any adverse impact to neighbouring properties or the surrounding environment/wildlife habitat.
- 6.18 To complement this, it is important that Sustainable Drainage Systems (SuDS) are designed in new development so that they are effective.

#### **POLICY HK9: SUSTAINABLE DRAINAGE SYSTEM DESIGN AND MANAGEMENT**

Development proposals creating significant new drainage requirements must demonstrate that effective Sustainable Drainage Systems are incorporated. Also a management plan must be prepared to secure future maintenance of the drainage system.

New and improved water and waste water utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

### **Light pollution**

#### **Background and policy justification**

- 6.19 One of the identified issues in Horsted Keynes parish is light pollution. In such a rural location in the High Weald AONB, where the undulating topography makes certain parts of the parish highly visible, poorly designed and located lighting can have a disproportionate polluting effect. The High Weald AONB currently enjoys some of the darkest skies in the south-east of England<sup>4</sup> and illumination of the night sky is a significant issue.
- 6.20 Any development should accord with the guidance notes on the reduction of light pollution provided by the Institute of Lighting Engineers<sup>5</sup>. Specifically this is for Environmental Zone E1 which covers appropriate lighting in areas of outstanding natural beauty.
- 6.21 It will be a requirement of any form of development which proposes external lighting to minimise the amount of light that is visible from outside the property. Lighting in public areas, particularly

<sup>4</sup> <http://nightblight.cpre.org.uk/?ga=1.222499291.133507274.1474542711>

<sup>5</sup> Institute of Lighting Engineers (2011) *Guidance Notes for the Reduction of Light Pollution*

street lights, should only be provided where it is demonstrated to be needed to ensure public safety and must be provided in the form of downlighters which serve to minimise the amount of light that is visible away from the area of the street intended to be lit.

#### **POLICY HK10: LIGHT POLLUTION**

New development will be required to demonstrate how it has minimised light pollution created through its proposed use.

Where lighting of public places is proposed, it must be demonstrated that it is needed to ensure public safety. In such circumstances, downlighters will be required.

There will be a presumption against development which will still create high levels of light pollution even after the above criteria have been addressed.

Guidance from the Institute of Lighting Engineers (*Guidance Notes for the Reduction of Light Pollution 2000*) shall be followed in respect of sites within areas of outstanding natural beauty.



## 7 BUSINESS AND EMPLOYMENT

7.1 One of the main objectives of the NPPF is to build a strong, competitive economy. In more rural areas, the aim is equally to support a prosperous economy as part of that. It states that, "local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

7.2 The community of Horsted Keynes – both residents and existing businesses – considers that the first and last of these objectives are the most important. Equally though, there is an important balance that the Neighbourhood Plan seeks to achieve. It wishes to encourage the growth of appropriate commercial activities which create jobs for local people.

7.3 Whilst Horsted Keynes does have a limited employment base – mainly restricted to employment centres such as that at Horsted Keynes Business Park – the analysis in Section 2 showed that a significant proportion of people work from home. This is supported by the Neighbourhood Plan survey which found that a significant proportion of employers (which includes self-employed people working from home) felt that they were likely to need expanded or additional commercial premises in the future.

### **Expansion of existing commercial premises**

7.4 Significant employment providers within the parish include:

- High Weald Dairy
- Freshfield Lane Brickworks
- Abbeyfield care home
- Bluebell Railway
- Horsted Keynes Business Park

7.5 Consultation with some of these employers, including engagement with the Horsted Keynes Business Park in 2015, has shown that development of their businesses could provide additional employment opportunities within the parish but could require conversions or extensions to their existing business premises. Whilst all of these businesses are situated beyond the built up area boundary, conversions and minor extensions to existing premises would be acceptable provided they are carried out in accordance with the principles embodied within this document for all other new development.



- 7.6 In particular, this relates to the main employment centre in the parish, Horsted Keynes Business Park. This is currently very well occupied, serving a range of small businesses. The opportunity for some small-scale expansion of these premises to be able to serve a greater number of businesses will therefore bring positive benefits. Any proposals must ensure in particular that they are not detrimental to the character of the wider countryside.

#### **POLICY HK11: EXPANSION OF EXISTING COMMERCIAL PREMISES**

The expansion of existing commercial premises will be permitted, subject to the following criteria:

- the proposals comply with the other relevant sections of the Neighbourhood Plan in particular Policy HK4 relating to local character and good design; and
- the proposals are not detrimental to the character of the wider countryside or the views across it; and
- any extension will be minor in comparison to the extent of the existing buildings and will not extend the curtilage of the existing employment site into the countryside beyond; and
- the proposals can be demonstrated to provide additional employment opportunities within the parish or be necessary to maintain existing employment activities; and
- the activities to be undertaken on the premises do not have an unacceptable impact on the amenity of neighbouring properties; and
- there is sufficient off-street parking to accommodate workers and visitors; and
- the activities to be undertaken on the premises will not result in significant increase in heavy vehicular traffic on the roads in the vicinity of the premises or elsewhere in and around the parish.

## Telecommunications

- 7.7 Mobile communications are becoming increasingly important for modern businesses. In particular in rural areas, limited phone and broadband connections are seen as the most significant restriction on business activity. The Neighbourhood Plan survey showed that 40% of respondents rely on a smartphone for work whereas only 20% are satisfied with the current signal in Horsted Keynes. Most importantly, 72% of respondents said that they would support the provision of a suitably located phone mast in Horsted Keynes if it improved the signal for mobile phone use.

### **POLICY HK12: BROADBAND AND TELECOMMUNICATIONS**

Support will be given to appropriate proposals to provide access to super-fast broadband service and improve mobile telecommunications network that will serve businesses and other properties within the Parish. This may require above ground network installations, which must be sympathetically located and designed to integrate with the landscape in or near local landscapes.

- 7.8 As part of the development of the Neighbourhood Plan proposals were requested for development sites suitable for the installation of mobile phone masts. Three such sites were proposed, with one being strongly supported as an acceptable location at community consultation – land west of Birchgrove Road.

### **POLICY HK13: MOBILE PHONE MASTS**

A planning application for the provision of a mobile phone mast at land west of Birchgrove Road, as shown on the Policies Map, will be permitted subject to the following criteria:

- The siting of the mast does not detrimentally impact on the amenity of surrounding users; and
- The mast will demonstrably improve the mobile phone signal for the majority of residents of the parish.

## 8 TRANSPORT

- 8.1 In a small rural village such as Horsted Keynes maintaining and improving the existing infrastructure is of paramount importance in providing a safe and comfortable environment for residents of all ages.
- 8.2 The extent to which this can be achieved through the neighbourhood planning process is limited to those issues which can be governed by land use planning matters. The provision of additional services such as highways improvements, water, sewage disposal, electricity and the like remains the responsibility of the relevant local authority and utility provider and cannot be specified as a requirement under this plan.
- 8.3 Nevertheless, it is intended that development should add positively to this infrastructure where it is practicable to do so, and avoid unacceptable burdens on existing networks. This is an essential component of sustainable development.

### Car parking

- 8.4 The issue of car parking within the village centre has been a major concern, strongly expressed, throughout the community consultation process. This has included concern both about losing any of the existing parking areas within the village as a result of development and that new development could exacerbate the existing problem by resulting in additional parked cars on existing narrow village streets, many of which do not have footways. Policies HK15 and HK16 are intended to address these concerns.

#### **POLICY HK14: LOSS OF EXISTING PUBLIC CAR PARKING**

Within the Built up Area Boundary, developments which result in the removal of existing public off-road parking spaces will only be permitted if alternative provision is made which maintains or increases the number of publicly accessible parking spaces at or in the immediate vicinity of the development.

- 8.5 Recent developments in Horsted Keynes have not always provided sufficient off-street parking for the number of cars owned by those occupying the dwellings. The 2011 Census results show that the village already has a very high rate of car ownership which, given the rural setting, is likely to continue in the future.
- 8.6 There is already a high incidence of on-street parking on existing roads which can make it difficult for vehicles to pass, particularly buses and larger commercial traffic. Many of the village roads do not have footways and parked cars result in danger to pedestrians both walking in and crossing the road. To ensure that such problems are not repeated on new developments minimum off-road parking standards will apply for all sites.

#### **POLICY HK15: PARKING STANDARDS FOR NEW RESIDENTIAL DEVELOPMENT**

For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed dwelling                      1 off-road car parking space
- 2-bed dwelling                      2 off-road car parking spaces
- 3-bed dwelling                      2 off-road car parking spaces
- 4-bed dwelling                      3 off-road car parking spaces
- 5+ bed dwelling                    4 off-road car parking spaces

#### **Access by non-vehicular modes**

- 8.7 The scale of Horsted Keynes is such that movement around the village on foot or by bicycle is an attractive option to using a car, especially given the restricted parking opportunities available in the centre. The open countryside around the village is also a great attraction to which such access would be valuable. It is important therefore that this option is encouraged within any new development by the provision of good access both to the village and the open countryside beyond.
- 8.8 Existing footways in the village can be narrow, such that pedestrians cannot walk two abreast and there is insufficient room for pushchairs, parents with young children and mobility scooters to travel safely adjacent to the highway.
- 8.9 There is an opportunity to ensure that such issues are avoided in new developments and Policy HK16 seeks to do this.

#### **POLICY HK16: CYCLEWAYS AND FOOTWAYS**

New developments shall include publicly accessible footways and, where possible, cycleways from the site to the wider footway and road network.

New developments shall provide footways serving the new dwellings that are of sufficient width to accommodate at least two persons walking abreast and are suitable for wheelchairs, prams, pushchairs and mobility scooters.

## 9 SITE ALLOCATIONS

- 9.1 This section of the Neighbourhood Plan allocates land for residential development.
- 9.2 The approach taken in the Horsted Keynes Neighbourhood Plan is to identify housing allocations which achieve the objectives of the Neighbourhood Plan within the context of the overall strategic objectives of the emerging Mid Sussex District Plan. These include:
- Protecting the unique character of Mid Sussex
  - Increasing the district's sustainability
  - Supporting economic growth
  - Meeting local housing need and ensuring developments in suitable locations
- 9.3 Following the examination in public of the District Plan, it was confirmed that the overall housing requirement (the 'objectively assessed need') for the district between 2014 and 2031 is 14,892 dwellings. Along with provision to meet the unmet need elsewhere in the Northern West Sussex Housing Market Area, this requirement increases to 16,390 dwellings. Horsted Keynes is identified in Policy DP5 as a Category 3 settlement. In aggregate, the Category 3 settlements must deliver 2,200 dwellings over the plan period. However, accounting for completions and commitments since the start of the plan period, this requirement reduces to 311 dwellings. The supporting text of Policy DP6 provides guidance on the contribution that individual settlements could make to the overall housing requirement. (Note: the Parish has been advised by the District Council that this number is likely to change on an annual basis depending on the level of housing delivery across the District). Horsted Keynes has specifically been identified to deliver 69 dwellings over the plan period which, after completions and commitments (as at 1st April 2017), reduces to 53 dwellings.
- 9.4 The following sites are proposed for allocation:
- Police House Field
  - Land at Jeffreys Farm
  - Land at Westall House
- 9.5 The allocations at Police House Field and Jeffreys Farm total 16 dwellings. Whilst Westall House will provide a further 8 net additional units of living accommodation, the nature of the care provided means that it is classed as a C2 use, therefore does not contribute towards overall housing requirements. This scale of growth is considered to represent an appropriate balance between the need to provide for a growing and changing population whilst also recognising the aim of maintaining Horsted Keynes as a quiet, attractive and sustainable rural village.

### Site selection criteria

- 9.6 The site selection criteria adopt the objectives of the Neighbourhood Plan listed in Section 3 above together with those of the NPPF and the emerging Mid Sussex District Plan.
- 9.7 Sites were identified via two public calls for land which invited local land owners to present prospective development sites. They were assessed against the following criteria which are provided within Government guidance on undertaking assessments of sites proposed for housing:
- Availability – if the site is available for development;
  - Suitability – if, when assessed against policy restrictions (such as designations, protected areas, existing planning policy), physical problems (such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), potential impacts (including

effect upon landscape features and conservation) and environmental conditions (which would be experienced by prospective residents), it is a suitable location for development;

- Achievability - if there is a reasonable prospect that housing will be developed on the site, this being a judgement about its economic viability.

## **Police House Field**

- 9.8 This is a site of around 0.26 hectares just beyond the eastern end of the existing built up area boundary. It is a corner site bounded on the north and east sides by the main highway through the village, to the south by open farmland and to the west by an adjacent property.
- 9.9 The land is classed as agricultural land, although it is not currently farmed. The agricultural value of the land is an important consideration but given that it is a small parcel and that the village in general is surrounded by large areas of similar or better quality agricultural land, the opportunity to provide a small housing development contiguous with the existing built up area is considered to override its agricultural value.
- 9.10 Access on foot to the village centre is straightforward being 200 metres along existing footways adjacent to the main road through the village. The site also has easy access via safe footways and quiet country lanes to the system of public rights of way which surround the village and provide access to the wider countryside.
- 9.11 Vehicular access to the site will be provided by a new access road onto Birchgrove Road, the main road through the village. WSCC Highways Department has indicated that an access road will be acceptable but, due to the presence of the junction of this road with Danehill Lane close to the eastern boundary, it should be located close to the western boundary to provide safe sightlines towards this junction.
- 9.12 The small scale of development possible on the site is such that any traffic generated by it will be small and will not have a significant effect on traffic through the village. However, the design of the site will need to be such that it does not encourage parking on Birchgrove Road.
- 9.13 The site is considered to be suitable to accommodate 10 dwellings which will provide full utilisation of the available land whilst leaving sufficient space on site for gardens, car parking and other amenities.
- 9.14 The design of the scheme should be sympathetic to the surrounding landscape.

### **POLICY HK17: POLICE HOUSE FIELD**

Residential development for approximately 10 dwellings on 0.26 hectares of land at Police House Field will be permitted subject to access being provided from Birchgrove Road via a dedicated access road located close to the western end of the site.

## **Land at Jeffreys Farm**

- 9.15 Whilst this is a large site of approximately 0.7 hectares there are a number of constraints to its development. The area for development is the existing farm buildings. Access would be along the farm track off Sugar Lane which is only suitable for relatively limited numbers of vehicle movements.
- 9.16 The site is visible on the landscape from the west therefore any development will need to be well screened and landscaped.

- 9.17 Of concern is that development should be in keeping with the historic farmstead. In order to achieve this it is considered that the development should be designed in a courtyard style.

#### **POLICY HK18: LAND AT JEFFREYS FARM**

Residential development for approximately 6 dwellings on 0.7 hectares of land at Jeffreys Farm will be permitted subject to the following criteria:

- the development is on the land currently occupied by the farm buildings; and
- the development is designed in a courtyard style or equivalent so that development is in keeping with the historic farmstead and the rural character of the AONB; and
- suitable landscaping is provided to protect the views from the west.

### **Land at Westall House**

- 9.18 This is a site of 0.92 hectares. On the site is Westall House, a care home and sheltered housing facility for elderly people.
- 9.19 The sheltered housing complex accommodates 14 self-contained bungalows for single occupancy and two double bungalows designed for married couples. The care home accommodates 21 residents in single rooms, all with en-suite facilities.
- 9.20 The owners of Westall House would like to expand the provision of sheltered accommodation to reflect growing demand. This will potentially help to free up existing family accommodation within Horsted Keynes village.
- 9.21 This would entail the removal of some older, single-storey apartments and their replacement with a larger number of modern one-bedroom, single-storey apartments designed to the Extra Care model. This would be provided on the existing area of Westall House and its grounds. These would be Use Class C2, i.e. they are not classed as residential properties, but would serve the needs of older people. In total there would be a net addition of 8 units.
- 9.22 Whilst the site is outside the village, the needs of the residents are such that their mobility is limited and so few are likely to be able to walk into the village to use its services. The need for parking will also be limited to the staff as few if any residents would drive a car. It is therefore considered that development in this location is sustainable in this regard.
- 9.23 The provision of housing solutions for older people will meet a demand locally in Horsted Keynes and will do so efficiently in a single location, rather than spreading provision across multiple sites.

#### **POLICY HK19: LAND AT WESTALL HOUSE**

Development for approximately 8 net additional independent living apartments on 0.92 hectares of land at Westall House will be permitted subject to the following criteria:

- Suitable open space is retained for residents; and
- It does not significantly increase the height and bulk of built development on the footprint of the site such that this would have a detrimental impact on the High Weald AONB; and
- Parking provision is made to predominantly address the additional staff and visitor needs only.





## **10 NON-LAND USE ISSUES AND REVIEW**

- 10.1 There are a number of issues that have been raised through the process of preparing the Neighbourhood Plan that are not directly related to land-use matters (although several indirectly relate to the use of land in some form). As such, they are not matters that can be addressed directly by the provision of a planning policy in the Neighbourhood Plan. However, this is not to say that these are not important matters and it is important that a strategy for dealing with these matters is assembled and taken forward. In doing so, this will help to achieve the vision and objectives of the Neighbourhood Plan.
- 10.2 The issues that have been identified are shown in Table 10.1, along with possible actions.

**Table 10.1: Non-land use issues to be addressed**

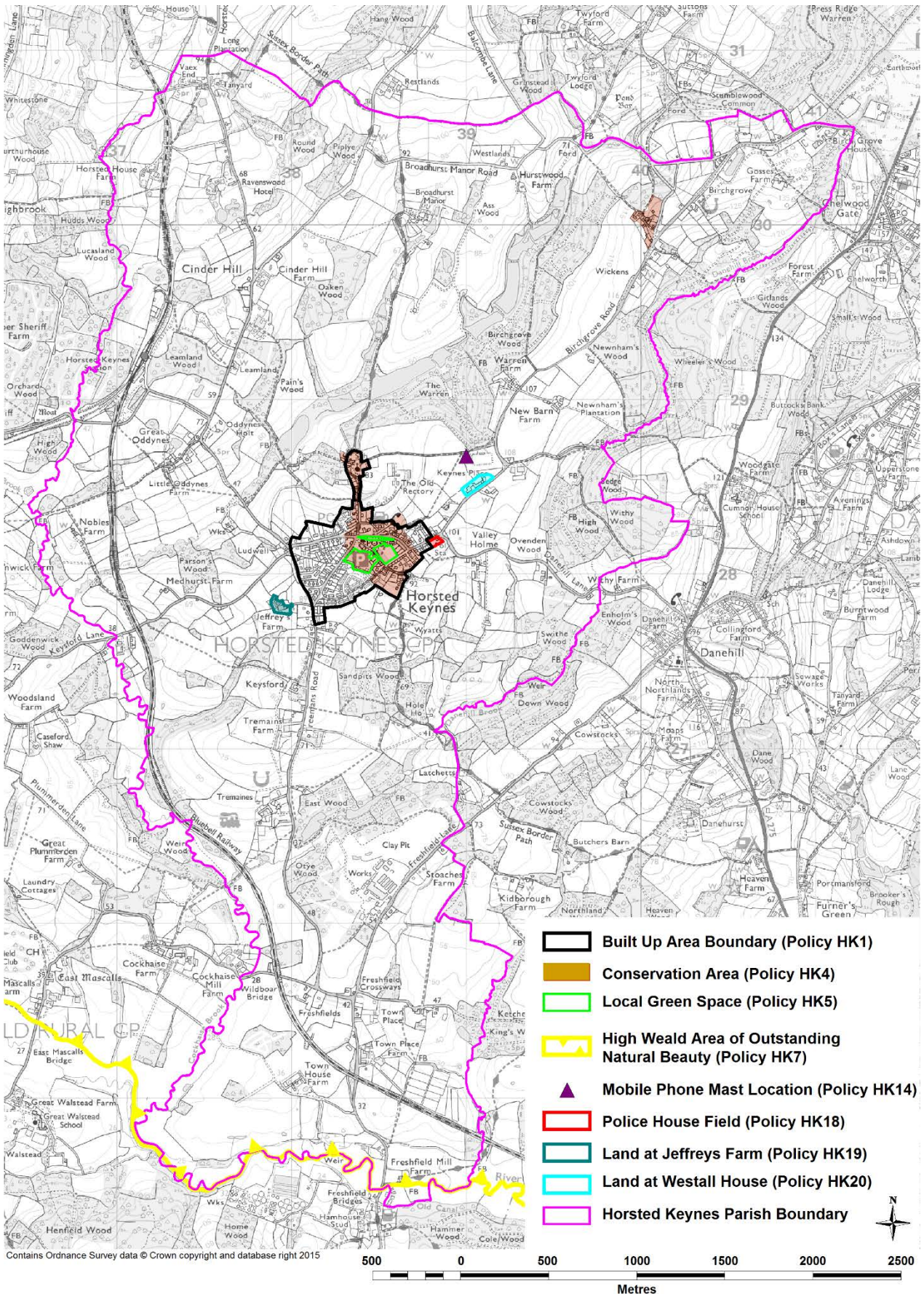
Issue	Possible actions	Lead agencies and partner	Funding needed?	Priority
<b>Transport</b>				
Ensure that local services remain and, if possible, are enhanced	Continue to engage with Metrobus and put together a campaign of advertising to increase awareness. Engage with parishes along the route to explore the potential of jointly funding a Sunday service for Route 270	Horsted Keynes Parish Council Metrobus Other local parishes	Yes	High
Heavy goods vehicles passing through the country lanes and through the village	Horsted Keynes Parish Council, to explore and support measures to address inappropriate vehicular traffic passing through the villages. Previously a proposed Traffic Regulation Order (TRO) application to erect signs to restrict access to all vehicles over 7.5 tonne on all 'B' and 'C' roads in the greater part of Central and North Mid Sussex (which covers the Parish of Horsted Keynes) unless for access or loading was supported but did not proceed because of objections from the police.	Horsted Keynes Parish Council	No	High
Need for traffic calming	Horsted Keynes Parish Council will seek to work with other organisations and bodies to promote the reduction in traffic speeds, and provide appropriate facilities for a school crossing in Station Road.	Horsted Keynes Parish Council	No	Medium
Low carbon technologies	Support the installation of electric car charging points and other technological energy efficiency measures of the future.	Horsted Keynes Parish Council	No	Medium
Use developer contributions to improve walking and cycling routes around the village	Identify key routes	Horsted Keynes Parish Council	No	Medium
<b>Environment and energy</b>				
Maintenance of green areas	Continue to maintain green areas	Horsted Keynes Parish Council	Yes	Ongoing
Renewable energy	Explore the potential for the installation of sustainable energy systems (e.g. solar panels) on commercial properties (e.g. via a Community Energy Cooperative)	Horsted Keynes Parish Council	No	Medium
Renewable energy	Use developer contributions to finance installation of electric car charging points and other technological energy efficiency measures of the future	Horsted Keynes Parish Council/West Sussex County Council	No	Medium
Efficient electricity	More resilient and efficient electricity supply in cases of extreme weather.	Electricity Supplier/Horsted Keynes Parish Council/West Sussex County Council	Possibly	Medium

Issue	Possible actions	Lead agencies and partner	Funding needed?	Priority
Water supply	Water supply	Southern Water/Horsted Keynes Parish Council/West Sussex County Council	Possibly	Medium
<b>Community infrastructure</b>				
Protect important community assets	Identify and seek listing of Assets of Community Value (ACVs) by MSDC. Establish of a Community Land Trust to secure suitable buildings for community use if they become available.	Horsted Keynes Parish Council	No	High
Support the Youth Club	Provision of meeting place for the youth club. Hire of Youth Leader	Horsted Keynes Parish Council	Possibly	Medium
Provision of new modern playground for children	Decision on site and funding	Horsted Keynes Parish Council Mid Sussex District Council	Yes	High
Upgrades to local green spaces	Maintain, enhance the village green, the recreation ground and the cricket field.	Horsted Keynes Parish Council	Possibly	Medium
Consider use of the Pavilion on the Recreation Ground	Maintain, enhance and find a suitable use for it. Open and clean the public toilets at the rear of the Pavilion.	Horsted Keynes Parish Council	Yes	Medium
Provide an easily available toilet for St. Giles Church	Agree next steps between partners	Horsted Keynes Parish Council/PCC/'Friends of the Church'	Yes	Medium
Improve the maintenance of the roads and repair potholes	Liaise with highway authority about the state of roads.	Horsted Keynes Parish Council/West Sussex County Council	No	High
Village Shop	Prepare a contingency plan to help maintain the Village shop facility	Horsted Keynes Parish Council	Possibly	High
Village Volunteer Group	West Sussex County Council is encouraging communities to establish Volunteer groups to keep their area clean and tidy.	West Sussex County Council/Mid Sussex District Council/Horsted Keynes Parish Council	No	Low
<b>Housing delivery</b>				
Establishment of a Community Land Trust	Explore potential options and available sites	Horsted Keynes Parish Council	Yes	Medium

## **Plan review**

- 10.3 The Neighbourhood Plan will be delivered and implemented over the period to 2031 by a range of stakeholders covering a number of different interests. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this way the review period will be crucial.
- 10.4 Following the adoption of the District Plan, Mid Sussex District Council will be preparing a Site Allocations Document that will allocate additional land for housing and may consider additional sites in Horsted Keynes. Alternatively these could be considered through a review of the Neighbourhood Plan.
- 10.5 In light of this, it is intended that the Horsted Keynes Neighbourhood Plan will be reviewed within the first five years of the plan period.

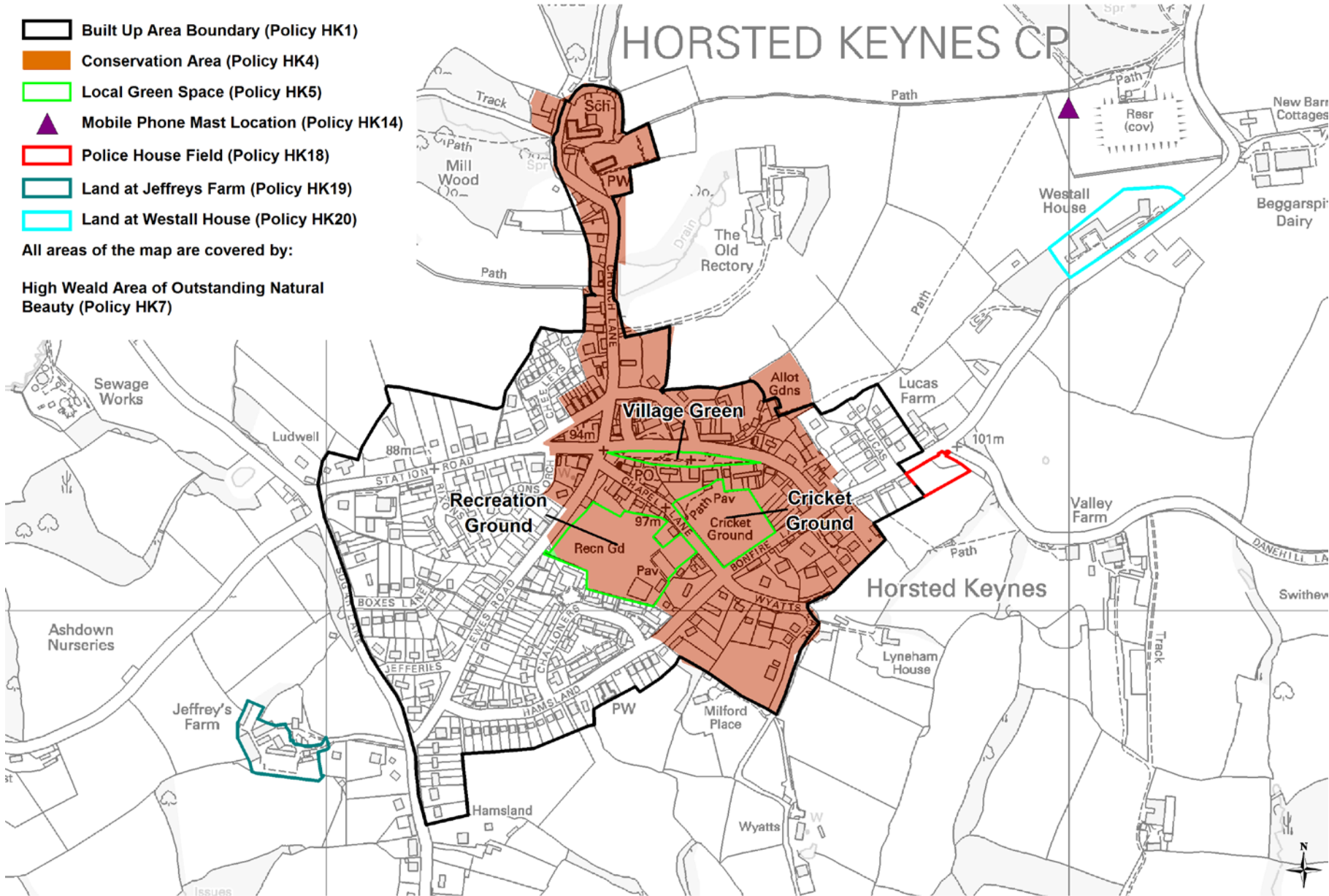
# 11 POLICIES MAPS



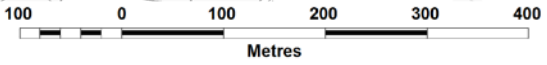
-  Built Up Area Boundary (Policy HK1)
-  Conservation Area (Policy HK4)
-  Local Green Space (Policy HK5)
-  Mobile Phone Mast Location (Policy HK14)
-  Police House Field (Policy HK18)
-  Land at Jeffreys Farm (Policy HK19)
-  Land at Westall House (Policy HK20)

All areas of the map are covered by:

High Weald Area of Outstanding Natural Beauty (Policy HK7)



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## GLOSSARY

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by Mid Sussex District Council.
- **District Plan** – the planning policy document produced by Mid Sussex District Council covering Horsted Keynes parish. This addresses strategic planning matters and the Horsted Keynes Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the District Plan. Mid Sussex District Council is in the process of preparing a new District Plan that will supersede the current 2004 plan. It is important that the Neighbourhood Plan seeks to be in conformity with the emerging District Plan as well.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Social rented housing** - Housing owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime.
- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a 'Call for Sites' exercise which invites anyone to put forward land for consideration through the SHLAA process.



## Appendix A Socio-economic profile

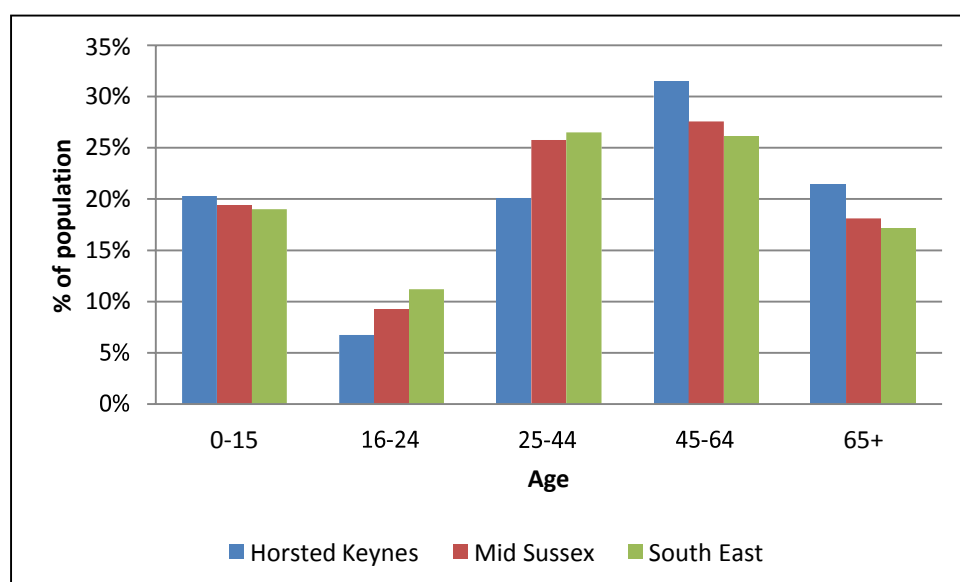
Unless stated otherwise, the profile of the community has come from the 2011 Census.

### Population and households

In 2011, the population of the parish was 1,586. Compared to Mid Sussex district, it has a low proportion of both young adults aged 16-24 and adults between 25 and 44 years of age. This suggests a trend for teenagers to move away from the village when they reach adulthood, a trend that continues up to the age of 44, leaving the village with a comparatively older population. What this points to is a comparatively low proportion of young families, although the proportion of children up to the age of 15 is broadly in line with the district average.

By contrast, the parish has a high proportion of adults aged 45 to 64, suggesting that a good number of people will be approaching retirement age over the plan period. This is reinforced by the high proportion of people that have already reached retirement age.

**Figure 1: Population profile, 2011**

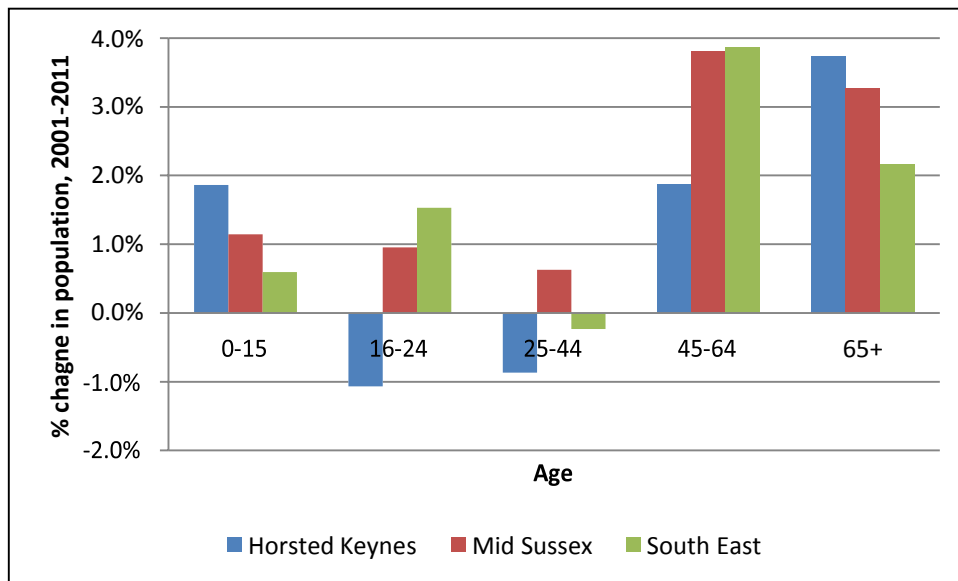


Source: 2011 Census

Since 2001, the population has grown by 79 people, a 5.2% change compared to 9.8% growth in the district as a whole. This is reflective of Horsted Keynes's role in the district as a small rural settlement. What is particularly interesting is the change in population by age group.

Figure 2 shows that most of the growth in population came from those aged 65 and over. By contrast, the number of young people between 16 and 44 fell considerably. So although the number of children has held up well, these changes tend to confirm the above conclusion of an ageing population.

**Figure 2: Change in population, 2001-2011**

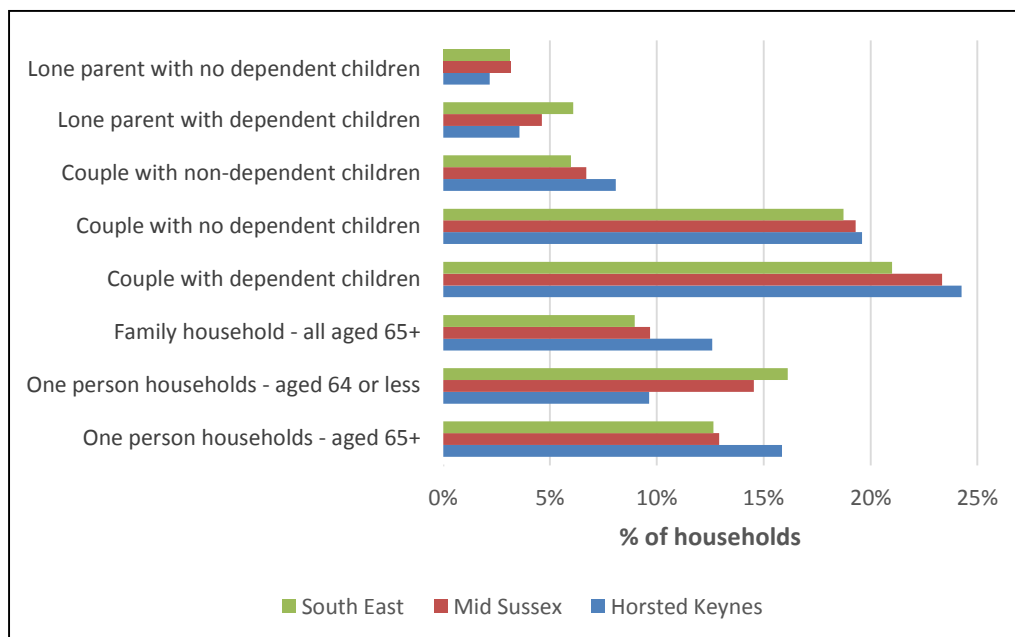


Source: 2011 and 2001 Census

The total number of houses completed in the parish in the ten years to 2011 was 16 (source West Sussex County Council), but this included a small development of 9 houses near the village green at the start of this period. The Office for National Statistics have advised that the increase in the number of households in the parish cannot be determined by comparing household statistics in 2011 with those in 2001 because of the margin of error in the estimates involved. Since the 2011 census, a net five new dwellings will have been completed by the end of 2015 bringing the estimated total of occupied dwellings to 648.

Figure 3 shows that Horsted Keynes has a comparatively high proportion of couples with no dependent children, which is largely made up of retirees.

**Figure 3: Composition of households, 2011**



Source: 2011 Census

Over the ten years since 2001, the proportion of households in the parish occupied by couples (with or without dependent children) fell noticeably from 71% to 67%, a fall within that category of 6%, whereas one person households rose from 23% to 26%, a rise of 12.8%. This is a new trend and reinforces a profile of the community that is increasingly living in households consisting of fewer people.

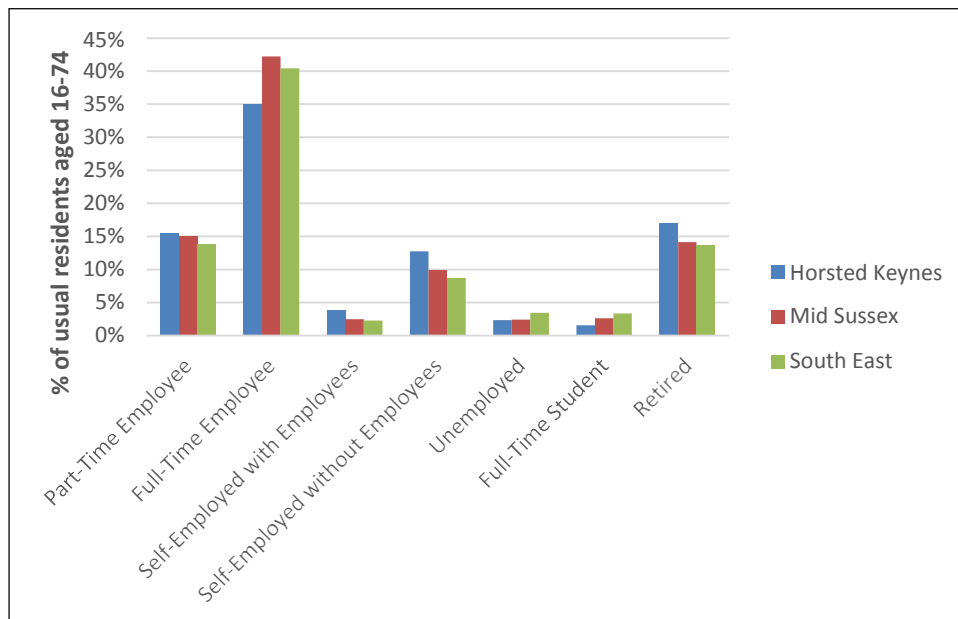
Figure 3 shows that Horsted Keynes parish has a comparatively high proportion of households consisting of people of retirement age (65+), supporting the earlier population analysis.

Despite this, Figure 3 still shows that nearly 25% of the households are families with dependent children and Figure 2 did show a modest increase in the proportion of children aged up to 15. It is important that the needs of these households are recognised as well.

## Work

71% of the population of working age in Horsted Keynes parish are economically active, which is below the district and regional averages. The reason for this, as shown in Figure 4, is the high proportion of retirees (who are classed as economically inactive). The proportion of people in full-time employment is quite low but this is offset by the number of self-employed people, particularly those without employees. This points to a high proportion of people working for themselves, from their own homes.

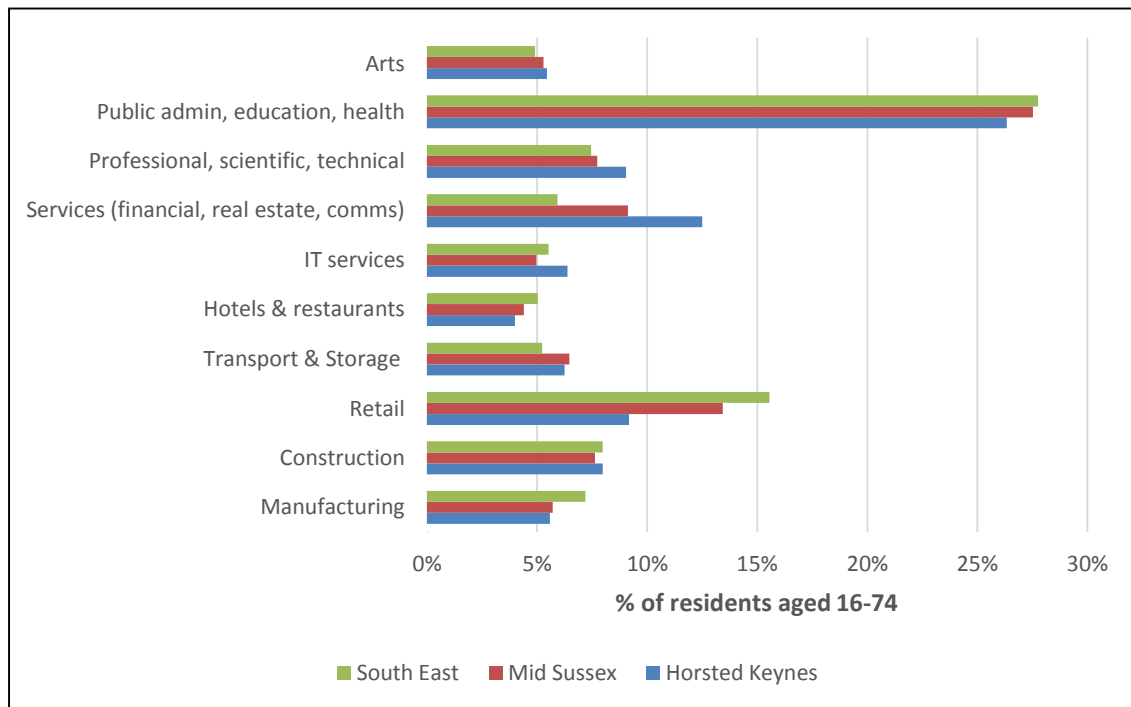
**Figure 4: Economic activity, 2011**



Source: 2011 Census

The sectoral profile of the workforce of Horsted Keynes does show some particular features. The proportion employed in financial, real estate, communication and IT services – strong growth sectors nationally - is comparatively high. By contrast, the proportion employed in traditionally lower paying sectors such as retail is low.

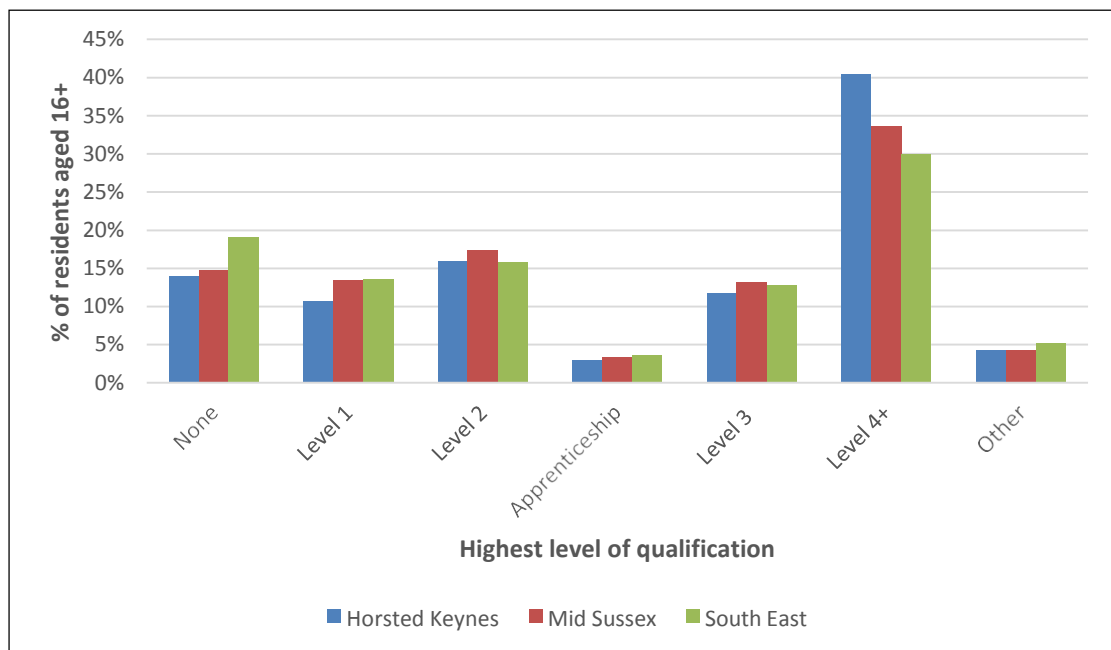
**Figure 5: Type of industry, 2011**



Source: 2011 Census

Figure 6 shows that there are significant numbers of people with high levels of qualification, i.e. Level 4 or more, which is educated to at least degree level. By contrast, the proportion of people with lower levels of qualification are lower than the district or regional averages.

**Figure 6: Qualifications of residents aged 16 and over**



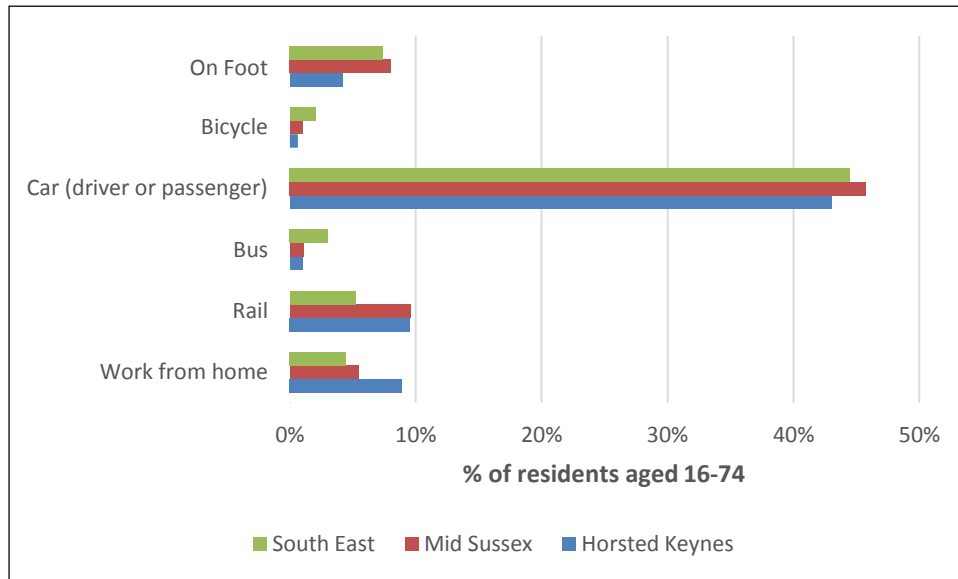
Source: 2011 Census

The large majority of those in work travel to work by car, and do so as the driver of that car. Interestingly this is slightly below the district average. The numbers of people that travel to work on foot or by bicycle is low, highlighting the limited number of job opportunities that are available

locally. However, where Horsted Keynes is very strongly represented is in the proportion of people that work from home, with nearly 10% of people doing so.

This general picture is further supported by Census figures on access to a car within households. On average, each Horsted Keynes household has access to 1.78 cars. This compares to 1.46 cars per household in Mid Sussex district and 1.35 cars per household across the South East. This represents very high levels of car ownership which is unsurprising for a small rural community but does highlight the limited alternative options available for people to travel around to access employment, services and leisure activities.

**Figure 7: Mode of transport to work**

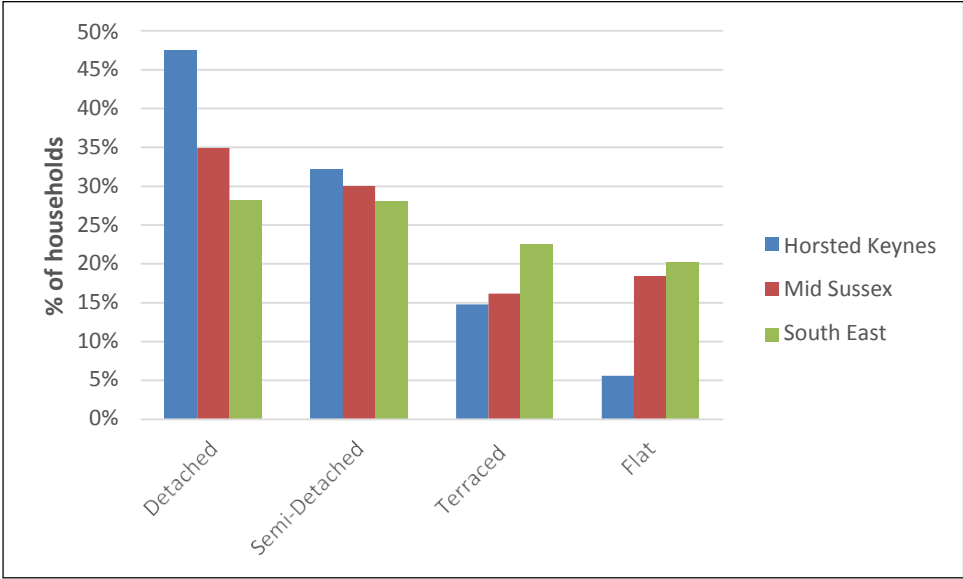


Source: 2011 Census

## Housing

Horsted Keynes is dominated by detached housing, representing nearly 50% of its housing stock. However, there is also a significant proportion (over 30%) of semi-detached housing. By contrast, the proportion of terraced housing and, in particular, flatted development is very low.

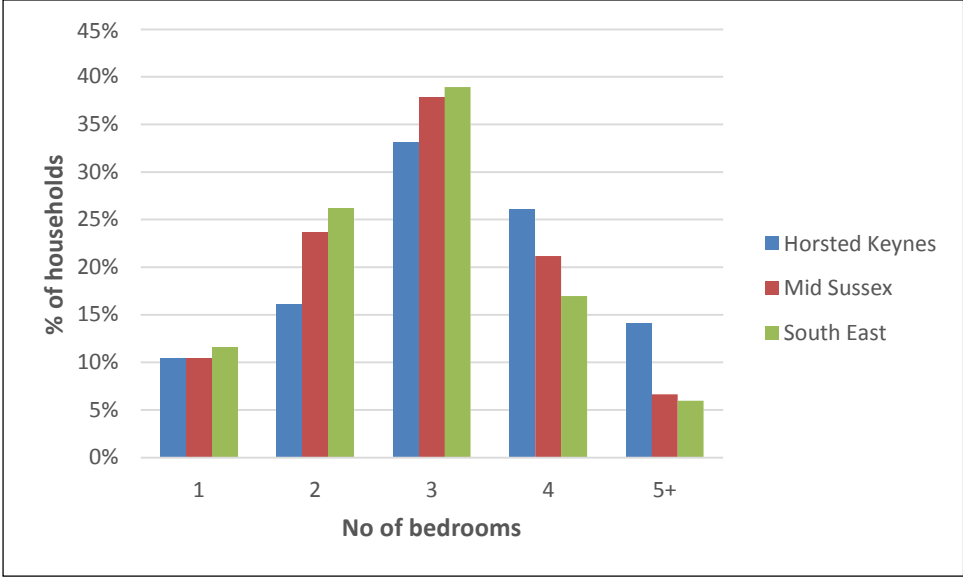
**Figure 8: Type of dwelling**



Source: 2011 Census

This is reinforced when looking at the number of bedrooms that properties in Horsted Keynes have. Figure 9 shows that it has a very high proportion of 4- and 5-bed properties compared to the district or the South East as a whole. By contrast, the proportion of 3- and particularly 2-bed properties is much lower. Given the growing proportion of smaller households in Horsted Keynes, there is a potential mismatch between the supply of properties (which are large) and the needs of households (which are for smaller properties).

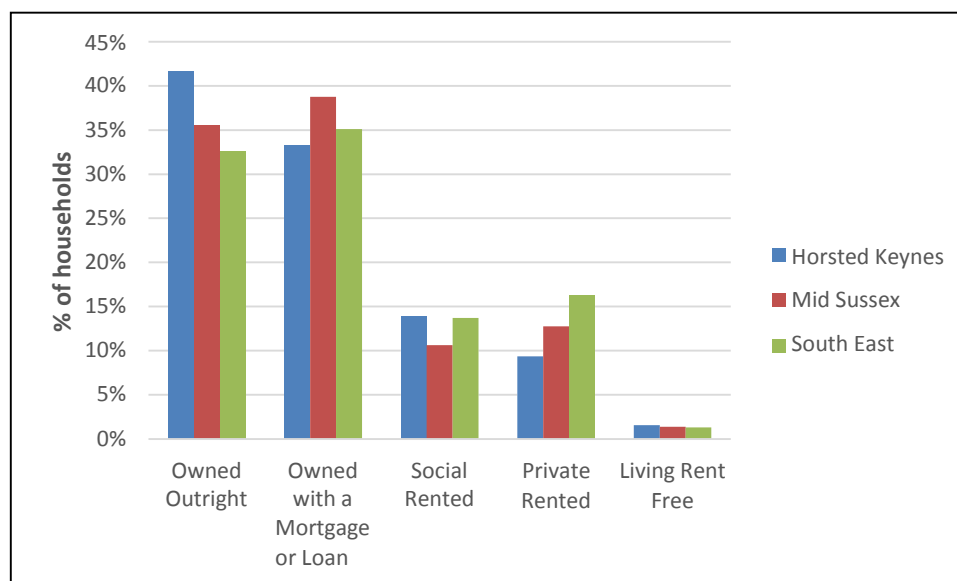
**Figure 9: Number of bedrooms**



Source: 2011 Census

The ownership profile of these dwellings shows that 75% of people own their property which is broadly in line with the district average. The proportion that are social rented properties is actually above the district average, at nearly 15%. Where Horsted Keynes has proportionate under-representation is in the private rented sector.

**Figure 10: Ownership profile**



Source: 2011 Census

The North West Sussex Strategic Housing Market Assessment (SHMA) Update<sup>7</sup> was published in 2014. This highlighted that affordability is a significant issue with over 44% of households in Mid Sussex District unable to rent or buy a property without assistance.

For affordable housing, the predominant need in the district is for 1- and 2-bed housing, accounting for 87% of all needs. In Horsted Keynes parish, the picture is even starker. Just taking evidence from the housing register shows that in November 2014, there was a total of 18 households on the housing register. All of these households were seeking 1- or 2-bed dwellings.

In addition to this, there is a significant number of households that fall between social rented properties and the open market, i.e. they are unable to access social rented properties because their need is not great enough but equally they are unable to buy or rent on the open market. These people require 'intermediate' housing and across Mid Sussex District, 31% of households are in this bracket<sup>8</sup>.

The District has very high house prices, with the average price in 2010/11 standing at over £467,000 for a detached property<sup>9</sup> which predominates in Horsted Keynes. Moreover, detached properties have grown in price by 20% over the period 2009 to 2011<sup>10</sup>. Affordability for the lowest earning local residents is therefore very limited and the position is worsening.

The SHMA summarises that it is more difficult to get on the property ladder in Mid Sussex District than it is to move up it. Interestingly, the SHMA recommends that, across the housing market area (which includes Horsham district and Crawley Borough as well as Mid Sussex District), more family housing should be delivered than smaller flats/apartments. A range of between 30% and 45% of developments on larger sites should be 3-bed properties or larger. Whilst this headline is at odds with the evidence of needs in Horsted Keynes - where the forecast demand is to be for smaller properties, both to improve the prospects of first-time buyers to be able to buy a property locally

<sup>7</sup> Chilmark Consulting (2014) *Northern West Sussex Housing Market Area – Affordable Housing Needs Model Update*, for Horsham District Council, Crawley Borough Council and Mid Sussex District Council

<sup>8</sup> Source: 2012 SHMA, Figure 22

<sup>9</sup> Source: SHMA, Table 3

<sup>10</sup> Source: Figure 9

and also to provide choice to older 'downsizers' looking to move out of family-sized properties but stay locally – it still leaves scope for a considerable proportion of new dwellings to provide for these smaller property needs.



