

Slaugham Neighbourhood Plan 2014 - 2031



**Made Plan
September 2019**

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Foreword

Welcome to the Slaugham Neighbourhood Plan, encompassing Pease Pottage, Handcross, Slaugham and Warninglid.

This Plan is the result of significant input of many individuals over the last 5 years channelled through the Slaugham Parish Neighbourhood Planning Steering Committee.

Between April 2014 - March 2018 circa 1000 homes have been granted permission and/or built within your Parish.

The Slaugham Neighbourhood Plan will allow more local control of planning decisions to shape and satisfy the needs of the Parish.

The Slaugham Neighbourhood Plan comes forward under the Localism Act 2011 providing us with the opportunity to shape the parishes own future rather than having others determine it for us.

The purpose of the Slaugham Neighbourhood Plan is to focus on the community development and to provide the structure to deliver benefits for the residents, business and visitors.

The aim of the Slaugham Neighbourhood Plan is to:

- Provide a framework for future development in the plan area.
- Protect the individual Villages identities.
- Enhance the facilities and recreational needs of each settlement.

The Slaugham Neighbourhood Plan is a vision for 17 years from 2014-2031. It comprises Policies and Aims to meet the Vision and Strategic Objectives.

The Parish's future housing needs are contained within the strategic sites identified in the Slaugham Neighbourhood Plan.

Funding for community infrastructure will come from new development.

The Slaugham Neighbourhood Plan provides clarity to communities, villages, landowners and other interested parties on how the Parish will improve and transform for the benefit of the existing and future populations.

Cllr Pete Clark

Chairman Slaugham Neighbourhood Planning Steering Committee

1. INTRODUCTION

- 1.1. The Slaugham Neighbourhood Plan (SNP) has been prepared by Slaugham Parish Council (SPC). The SNP will guide and influence development in the Parish up to 2031. It covers the whole of the Parish area as shown below in Figure 1.
- 1.2. Mid Sussex District Council (MSDC) designated the Parish for the purposes of neighbourhood planning in July 2012.

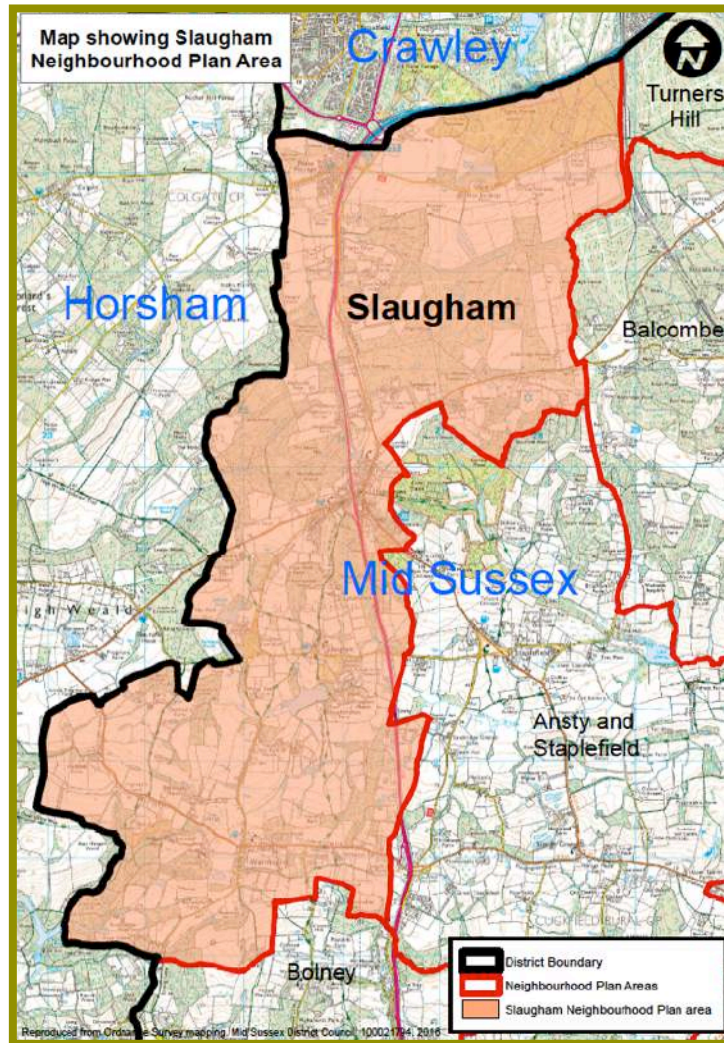


Figure 1: Slaugham Neighbourhood Plan area

- 1.3. SPC prepared and consulted on a Pre-submission Plan (Regulation 14) in February 2013 and submitted the Plan to MSDC (Regulation 16 Plan). The Submission Plan underwent further public consultation in May 2013 and was the subject of Examination. The Examiner's Report (dated 17 January 2014) concluded that the Plan should not proceed to a Referendum. Following a period of reflection, SPC resolved to prepare a revised Neighbourhood Plan.

Planning Context

- 1.4. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans. A Neighbourhood Plan establishes planning policies for the development and use of land, for example where new homes should be built and what they should look like. Neighbourhood Plans allow local people to influence the type of development for their area, while contributing to the wider needs of the area.
- 1.5. The National Planning Policy Framework (NPPF), Paragraph 29 confirms:
- “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”*¹
- 1.6. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District, which at this time is the Mid Sussex District Plan (MSDP) 2014-2031. This was adopted by MSDC at its meeting on the 28 March 2018.

Plan Preparation

- 1.7. Following the decision to prepare a revised SNP, a new Neighbourhood Plan Steering Group (NPSG) was formed in August 2014, and work commenced on a revised SNP.
- 1.8. The SNP has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and is in “general conformity” with the strategic policies of the MSDP.
- 1.9. Public exhibitions relating to potential development sites were held on Friday 07 April 2017 and Saturday 08 April 2017. These events were well attended and provided stakeholders with the opportunity to feedback on their site preferences.
- 1.10. This Referendum Plan represents SPC’s proposals on meeting the identified housing and infrastructure needs over the Plan period, whilst seeking to protect the high-quality landscape setting of the Parish.

Plan Structure

- 1.11. The SNP sets out in Chapter 2 a description of the Parish today, Chapter 3 sets out the Vision for the area up to 2031, and the Strategic Objectives.
- 1.12. The Policies and Aims are set out in subsequent chapters as follows:
- Chapter 4: Environment and Heritage;
 - Chapter 5: Infrastructure;
 - Chapter 6: Housing;
 - Chapter 7: Economy and Employment; and
 - Chapter 8: Transport.

¹ Paragraph 29, NPPF, February 2019

2. PARISH PROFILE

2.1. Slaugham Parish lies within the northern part of Mid Sussex. It is one of the larger Parishes within the District. It extends 24sq km.

2.2. To the north and west of the Parish lie the Borough of Crawley and the District of Horsham respectively. The Parish is bordered to the east by the Parishes of Balcombe and Cuckfield; to the south by the Parishes of Bolney and Cowfold; and to the west by the Parishes of Lower Beeding and Colgate.



Figure 2: Aerial view of Handcross

2.3. Slaugham Parish is predominantly rural in character, with the majority of the Parish (with the exception of a small area north of Pease Pottage) set in the High Weald Area of Outstanding Natural Beauty (AONB).

2.4. The Parish has four distinct settlements, comprising the villages of Handcross, Pease Pottage, Warninglid and Slaugham.

2.5. The Census data from 2011 shows that the total population for the Parish was 2,769 with a total of 1,131 households.

Environment and Heritage

2.6. The majority of the Parish is within the High Weald AONB. The High Weald is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes. It covers 1461sq km across four counties and 11 Districts. It was designated an AONB in 1983.

2.7. It is characterised by a deeply incised, ridged and faulted landform of clay and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers. Wide river valleys dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.

2.8. The key characteristics of the High Weald AONB are:

- Dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries;
- Ancient route ways (now roads, tracks and paths) in the form of ridge-top roads and a dense system of radiating droveways. Ancient routeways are often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges and boundary banks;
- The great extent of ancient woods, gills, and shaws in small holdings, the value of which is inextricably linked to long-term management; and
- Small, irregularly shaped and productive fields often bounded by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock; and grazing; small holdings; and a non-dominant agriculture; within which can be found distinctive zones of heaths and inned river valleys.

- 2.9. There are extensive areas of designated ancient woodland in the Parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hampshire Wood and Anne's Wood.
- 2.10. There are no Sites of Special Scientific Interest (SSSI) within the Parish, although Cow Wood and Harry's Wood SSSI adjoins the Parish boundary east of Handcross.
- 2.11. The area to the north of Pease Pottage was defined as the Crawley and Pease Pottage Strategic Gap in the Mid Sussex Local Plan (MSLP). This was identified to maintain a clear visual break between Crawley and Pease Pottage to prevent coalescence and to retain their separate identity and amenity.
- 2.12. The main watercourses of significance within the Parish are the River Ouse and River Adur. Streams drain north to the River Mole and those draining south drain to the River Adur and Ouse.
- 2.13. There are a total of 54 Listed Buildings within the Parish. The majority of these are Grade II Listed. There are three Grade II* Listed Buildings: The Parish Church of St Mary; Blacksmith Cottage; and the upstanding remains of Old Slaugham Place.



Figure 3: Warninglid

- 2.14. There are also three designated Conservation Areas within the Parish: Warninclid, Slaugham and Handcross. There is a one Scheduled Ancient Monument within the Parish; the remains of Slaugham Place. The monument includes a late 16th century country house and walled garden surviving as upstanding masonry remains and below-ground archaeological remains. The upstanding remains of Old Slaugham Place is a Grade II* Listed Building.

Community Facilities

- 2.15. The Parish benefits from a range of material assets. These are focused within the main settlements of the Parish and include: doctors surgery; dental practice; primary schools; private preparatory school; village halls; retail provision including, post office, newsagents, public houses, sandwich and tea shops, coffee shops, hair and beauty salons, car repairs, hardware stores, furniture shops; recreation ground, including sport pitches; garden centre; petrol filling station; and churches.
- 2.16. The Parish also benefits from a wide range of sports and leisure clubs and societies. These include (but are not limited to); Handcross Bowls Club, Les Bonnes Boules de Handcross (Petanque Club), Handcross Village Football Club, Handcross Sports & Social Club, Handcross Rifle Club, Warninglid Cricket Club, Warninglid Players, Karate Club, Pease Pottage Village Sports & Social Club, Slaugham Angling Club, Mustard Seed Group, Rosemary Club, Help at Hand, Youth Clubs and teenage clubs.

2.17. There are extensive footpath networks, both through the village and around its hinterland. The High Weald Landscape Trail enters the Parish north-west of Slaugham and passes through Slaugham Manor southwards to Warninglid and continues beyond the Parish boundary.

Housing

2.18. There were a total of 1,177 dwellings, of which 1,131 were occupied at the time of the 2011 Census. Of these, 291 were owned outright; 434 were owned with a mortgage; 25 were in shared ownership, 157 were socially rented; 165 were privately rented; 17 were privately rented through other means; and 42 were rent free.

2.19. The housing stock of the Parish comprises 370 detached dwellings; 385 semi-detached dwellings; 204 terraced dwellings; 166 flat/maisonette; 30 flat/maisonette in converted or shared house; 15 flat/maisonette in commercial building; and 7 caravan/mobile homes.



Figure 4: Foyles, The Street, Slaugham

2.20. The Parish has experienced significant growth since 2011. MSDC have confirmed a total of 217 dwellings have been completed in the Parish since 01 April 2011 up to 31 March 2018. A further 753 are committed up to the end of the Plan period. This includes the strategic allocation of 600 dwellings, 96 dwellings at land south-west of Handcross Primary School, 25 dwellings at Slaugham Manor, 25 dwellings at Pease Pottage Golf House, and 7 dwellings at Seaspaces House. In total 970 dwellings have been completed and/or committed in the Parish since 2011.

Economic Characteristics (2011 Census)

2.21. The 2011 Census reveals that the number of residents of working age (16-74) was 1,949. Of this figure, 1,521 (78%) were economically active, and 428 (22%) were economically inactive.

2.22. There are a number of businesses distributed throughout the Parish, including at each of the four villages. In addition, a recent permission at Handcross Garden Centre has approved the demolition of the garden centre building and construction of industrial units for B1(business) and B8 (storage) use.²

2.23. Given the Parish's proximity to Gatwick Airport, London and the south coast, it is considered a number of residents commute out of the Parish for employment purposes.

Transport

2.24. The major road in the Parish is the A23, which runs north-south connecting London to Brighton. It splits the village of Handcross into two sections. Handcross is at the intersection of the A23, the A279 Horsham Road, and the B2114 to Cuckfield and Haywards Heath.

² Planning application reference (DM/16/4657)

- 2.25. Gatwick Airport, which provides both national and international air travel, is 9 miles to the north and is readily accessed via the A272 and A23.
- 2.26. There is no railway line or railway station in the Parish. Rail commuters in the northern part of the Parish travel to either Three Bridges, Crawley or Horsham, whilst those in the central and southern part of the Parish tend to travel to Balcombe or Haywards Heath train station.
- 2.27. Public transport is limited in the Parish. Hourly bus services to Brighton and Crawley run from Pease Pottage and through Handcross and Warninglid. A bus service from Horsham also connects Warninglid with Haywards Heath and serves to transport students to Warden Park in Cuckfield. There is no commercial bus route serving the village of Slaugham.
- 2.28. Handcross also has a community bus with a variety of regular routes to local towns. This is run by volunteers and is dependent upon grants from MSDC and local charities, as well as fare paying customers.

3. VISION AND STRATEGIC OBJECTIVES

Introduction

- 3.1. The NPSG was formed in August 2014 and work commenced on a revised SNP. This included the drafting of a revised Vision and set of Strategic Objectives.
- 3.2. The Vision and Strategic Objectives set out the aspirations for the Parish over the Plan period up to 2031. These are set out below.

Vision:

The Parish will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty (AONB), a pleasant and attractive area to live in and to visit. Its population will have grown sustainably, focussed in two of its four distinct villages.

The historic environment and its setting will be protected and enhanced for the enjoyment of all. Development and change in the Parish will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have stronger protection for the enjoyment of the local community.

The Parish will have retained its essential services and facilities to meet local needs. Handcross will remain the main service centre of the Parish, providing local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new community centre. Warninglid and Slaugham will retain their distinctive identities as small rural villages.

The range of dwellings built over the Plan period will have significantly reduced the local housing need for affordable housing and met the local demand for the types of homes suited to older people and young families. The demand of local people to stay in the Parish will also have been met. The design of new buildings will have met the challenge of low carbon regulations, while being in keeping with the High Weald AONB character.

Traffic calming measures will have addressed the impact of speed within the villages and enable residents to move around the villages safely and enjoyably on foot and bicycle as well as in cars.

Strategic Objectives:

- 1. To preserve, protect and enhance the countryside including the High Weald AONB, open spaces, fields and hedgerow, ancient woodland in the Parish.**
- 2. To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built-up areas.**
- 3. To conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting.**
- 4. To ensure that the community has continuing access to adequate, high-quality community facilities and recreational open space in each of the four villages.**
- 5. To ensure that these community facilities allow residents of each of the four villages to create a focal point for community activities and identity.**
- 6. Support the provision of, and access to, high-quality education facilities throughout the Parish for pre-school, primary and secondary aged pupils.**
- 7. To support the provision of access to high-quality healthcare and opportunities for residents to maintain and enhance their health and well-being.**
- 8. To ensure a supply of homes consistent with identified local housing need, including homes suitable for an ageing population and those for younger people, comprising singles, couples and families.**
- 9. To ensure that new homes are energy efficient and are built to a high standard of design at a suitable density, using local materials.**
- 10. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 11. To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.**
- 12. To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/retail use.**
- 13. To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish.**

4. ENVIRONMENT AND HERITAGE

4.1. This section seeks to address the following Strategic Objectives:

- 1. To preserve, protect and enhance the countryside including the High Weald AONB and open spaces in the Parish.**
- 2. To retain the geographic distinctiveness of the four villages and maintain the gaps both intra-parish between the four villages and between the Parish and surrounding built-up areas.**
- 3. To conserve and protect the architectural heritage of conservation areas and individual historic buildings and their setting.**

Policy 1: Protecting the Area of Outstanding Natural Beauty

- 4.2. The majority of the Parish lies within the High Weald AONB. The High Weald Management Plan describes it is *“an area of ancient countryside and one of the best surviving medieval landscapes in Northern Europe... it is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes.”*
- 4.3. The High Weald AONB Management Plan 2014-2019 sets out the long-term policy objectives and short-term targets for conserving and enhancing natural beauty. The Objectives, together with Indicators of Success and Five-year Targets, are effectively the Plan’s policies and provide the strategic direction for AONB management.
- 4.4. The NPPF sets out the *“great weight that should be given to conserving landscape and scenic beauty in... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.”*³
- 4.5. SPC therefore wish to support development proposals which conserve and enhance the AONB and have regard to the High Weald AONB Management Plan.

Policy 1: Protecting the Area of Outstanding Natural Beauty

The extent of the High Weald Area of Outstanding Natural Beauty is shown on the Proposals Map.

Development proposals within the High Weald AONB will only be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan in particular:

- 1. The identified landscape features or components of landscape beauty and to their setting;**

³ Paragraph 172 of the National Planning Policy Framework

2. The traditional interaction of people with nature and appropriate landscape management;
3. Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and
4. The conservation of wildlife and cultural heritage.

Small scale proposals which support the local economy and social well-being of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB.

Development proposals on land that contribute to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular does not adversely affect the views into, and out of, the AONB by virtue of its location and/or design.

Aim 1: Preventing Coalescence: Pease Pottage Gap

- 4.6. The MSLP (Policy C2) previously identified a number of Strategic Gaps to be safeguarded. The policy identified the Strategic Gap between Crawley and Pease Pottage as such an area to be safeguarded. The objective of the Strategic Gap was to prevent coalescence and retain the separate identity and amenity of settlements.
- 4.7. This Aim refers to the existing open land between Pease Pottage and Crawley. The southern part of this wider area falls within the neighbourhood area.
- 4.8. The adopted MSDP includes a policy to prevent coalescence between settlements (DP13). This approach replaces the inclusion of specific Strategic Gaps in the former MSLP.
- 4.9. The area to the north of Pease Pottage is considered an important area to be generally kept free from development in the long-term in order to secure the objectives of the Gap.
- 4.10. Aim 1 sets out the SNP's approach to this matter. It identifies the way in which SPC will work with landowners and other agencies to secure appropriate management regimes to safeguard the openness of the parcels of land between Pease Pottage and Crawley.

Aim 1: Preventing Coalescence: Pease Pottage Gap

The Parish Council considers the area to the north of Pease Pottage should be kept free from development. In this context it will work with landowners and other agencies to secure appropriate management regimes to safeguard the openness of the parcels of land between Pease Pottage and Crawley.

Policy 2: Sustainable Development Measures

- 4.11. Sustainable development measures can help minimise vulnerability and provide resilience to the effects of climate change.
- 4.12. SPC wish to support development proposals which seek to incorporate measures to mitigate and adapt to the effects of climate change.

Policy 2: Sustainable Development Measures

Development proposals which incorporate efficient and sustainable energy sources (including, but not limited to, photovoltaic panels, solar thermal insulation, biomass and heat pumps, and domestic water harvesting/recycling systems) will be supported.

Policy 3: Green Infrastructure

- 4.13. The NPPF defines 'green infrastructure' as a "*network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities*".⁴
- 4.14. The benefits that result from green infrastructure include: an enhancement in the visual appearance of the area; access for residents to sport; recreation and quiet enjoyment; connected networks for wildlife; help to reduce flood risk; facilitates non-car modes of travel; and provides allotments.
- 4.15. Well-managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health outcomes, economic competitiveness and greater attraction to tourists.
- 4.16. The Parish benefits from woodland, hedgerows, and copses which have unique character and biodiversity which contribute, and form part of, the Parish's green infrastructure network. SPC appreciate these valuable natural assets and seeks to both conserve, and enhance existing green infrastructure assets, these include, but are not limited to, Finches Field, Slaugham Common, Nymans and Coos Lane, Handcross Recreation Ground, High Beeches Garden, Mill Pond and Furnace, and ensure new development contributes to the enhancement of this network.

Policy 3: Green Infrastructure

Development proposals, which seek to conserve, maintain or enhance existing green infrastructure network will be supported.

Proposals to provide additional green infrastructure will be supported. Proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be particularly supported.

Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates any loss, whilst ensuring the protection of the existing ecosystem.

⁴ See Annex 2 of the NPPF

Policy 4: Conservation Areas

4.17. The Parish contains 3 designated conservation areas. These comprise Slaugham Conservation Area, Warninglid Conservation Area and Handcross Conservation Area. The three conservation areas are shown on the Proposals Map.

4.18. Slaugham was designated a Conservation Area in 1984. It includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and which are constructed with sandstone blocks occasionally with stone roofs. To the southern end of the village is the Parish Church of St Mary, which forms an attractive focal point. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion which is a Scheduled Ancient Monument.



Figure 5: View from St. Mary's, Slaugham

4.19. Warninglid was designated a Conservation Area in 1969. The Street, contains a number of buildings dating back to the 16th century. Some of these are Listed as being of special architectural or historic interest. The MSLP identifies the following features as contributing to the character of the Conservation Area:

- The attractiveness of The Street due to the variety in the ages and styles of building;
- The predominant use of traditional and natural building materials e.g. sandstone, brick, timber and clay roof tiles;
- The traditional style street lamps and road signs directing traffic to adjacent villages/towns;
- The sense of enclosure created by the buildings and the bank, hedges and trees adjacent to The Street; and



Figure 6: Chantry House, The Street

- The village pond with an arching sandstone bridge leading to the drive of Lyndhurst Estate, creating a focal point within The Street.

4.20. Handcross was designated a Conservation Area in 1990. It retains a historic core centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some which are listed, are 18th century or earlier.

The High Street is a busy through route and suffers from the effects of traffic. Nevertheless, it is still visually attractive and the buildings substantially retain their original character and appearance, and there are a number of interesting features. Further south towards Nymans, as well as several older buildings, trees are important features in the street scene and provide an attractive approach to the village.

- 4.21. The NPPF makes clear that Conservation Areas and Listed Buildings are ‘Heritage Assets’ and are an irreplaceable resource that should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.⁵ Development proposals within the three Conservation Areas will be assessed and determined against national policy and Policy DP35 of the MSDP. Policy 4 of the SNP has been designed to be complementary to this national and local policy context and to provide specific detail relevant to the neighbourhood area.
- 4.22. SPC supports this requirement, and recognises the importance of heritage assets and the contribution they make to the quality of the area, in terms of local character and distinctiveness, and their associated cultural, economic and environmental benefits.
- 4.23. The Policy has two related parts. The first has a general effect. It makes a reference to the key principles contained in Policy DP35 of the MSDP. The second makes a specific reference to five identified locations within the three Conservation Areas. They are particularly sensitive locations which have been identified as part of the plan-making process. SPC also considers that they are of local significance and should be conserved in an appropriate fashion.

Policy 4: Conservation Areas

Development proposals within Handcross, Slaugham or Warninglid Conservation Areas will be supported where they conserve or enhance the character or appearance of the Conservation Area concerned, and comply with the requirements in Policy DP35 (Conservation Areas) of the MSDP.

Development proposals which respect the following features:

- 1. St. Mary’s Church, Slaugham;**
- 2. The Street (Park Road), Slaugham**
- 3. Slaugham Place;**
- 4. The Street, Warninglid; and**
- 5. High Street, Handcross.**

will be supported where such proposals would conserve or enhance the specific part of the Conservation Area and its immediate setting.

⁵ See Paragraph 184 of the NPPF

5. COMMUNITY INFRASTRUCTURE

5.1. This section seeks to address the following Strategic Objectives;

- 1. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 2. To ensure that the community has continuing access to adequate, high-quality community facilities and recreational open space in each of the four villages.**
- 3. To ensure that these community facilities allow residents of each of the four Villages to create a focal point for community activities and identity.**
- 4. Support the provision of high-quality education facilities throughout the Parish for pre-school and primary aged pupils.**
- 5. To support the provision of access to high-quality healthcare and opportunities for residents to maintain and enhance their health and well-being.**

Policy 5: Open Space

- 5.2. The NPPF defines open space as “*all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity*”.⁶
- 5.3. This definition is considered to include, but not be limited to, formal space and informal space. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.
- 5.4. SPC therefore seek to resist the loss of existing open space; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Furthermore, it is considered that development proposals should include the provision of open space within schemes, to the extent necessary to meet the resultant need, in line with MSDC standards.

⁶ See Annex 2 of the NPPF

Policy 5: Open Space

Development proposals, which result in the loss of open space, will not be supported.

Development proposals which are otherwise in accordance with the Development Plan should provide a mix of formal and informal open space to standards set out in the MSDC Development Infrastructure and Contributions Supplementary Planning Document to meet local need as appropriate to the site concerned. The resulting open space should be designed and arranged within the site in a high-quality fashion.

Development proposals for the replacement of open space will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs; and**
- 2. Replacement facilities are made available before the loss of the existing.**

Policy 6: Community Facilities

5.5. The Parish benefits from a range of community facilities which are primarily focused within the four main settlements.

5.6. Community facilities include: doctors surgery; primary schools; private preparatory school; village halls; retail outlets including, Post Office, newsagents, public houses/ restaurants, coffee shops, hair and beauty salons, car repairs; recreation ground, including sport pitches; garden centres, petrol filling station; and churches.



Figure 7: St.Mary's, Slaugham

5.7. Public feedback has highlighted residents support for improvement and/or replacement to/of Handcross Village Hall. In light of local support, SPC will support proposals which seek to enhance and/or in the longer-term replace the existing facility.

5.8. SPC seek to resist the loss of these facilities, or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

Policy 6: Community Facilities

Development proposals, which result in the net loss of community facilities will not be supported.

Development proposals for the alteration and/or replacement of community facilities will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs;**
- 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility;**
- 3. Facilities are easily accessible for the benefit of the community;**
- 4. There is no adverse impact on local amenity; and**
- 5. Heritage Assets and their setting are protected.**

Policy 7: Superfast Broadband

5.9. The NPPF acknowledges that “*advanced, high-quality and reliable communications infrastructure is essential for economic growth and social well-being.*” Furthermore, it confirms planning polices should: support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections; set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).⁷

5.10. The more rural parts of the Parish suffer from a lack of high speed broadband. Handcross and Pease Pottage connections were upgraded in February 2015. SPC are also aware of plans to improve access in Warninglid. Slaugham Village benefits from a new broadband box located on the west side of the old Slaugham/A23 junction. The other more remote parts of the Parish do not currently benefit from high speed connections.

5.11. SPC therefore wish to support proposals to improve broadband access throughout the Parish.

Policy 7: Super-fast Broadband

Proposals which would provide access to a super-fast broadband network will be supported.

Proposals for above-ground network installations which would provide access to a super-fast broadband network will be supported where their location is sympathetically chosen and designed to reflect the character of the local area.

⁷ Paragraph 112 of the NPPF, February 2019

Policy 8: Utility Infrastructure

- 5.12. SPC wish to support infrastructure which is needed to serve development to ensure the Parish can continue to grow in a sustainable way.
- 5.13. SPC in particular, wish to support new and improved utility infrastructure to support the development needs of the Parish.

Policy 8: Utility Infrastructure

New and improved utility infrastructure will be supported where it meets the identified needs of the community, subject to other policies in the SNP.

Aim 2: Pease Pottage: Community Facilities

- 5.14. Pease Pottage is located mainly to the west of the A23/M23 at the junction with Horsham Road. There are currently limited services on offer in the area with the majority of facilities concentrated in, and around, the A23/M23 motorway service area. There is therefore currently a lack of community facilities in the area. In light of this, SPC is in the process of providing a new community centre at Finches Field which will improve the social well being of existing and future residents.
- 5.15. Given the area is set to experience significant growth in the Plan period with the development of the strategic allocation at Pease Pottage, SPC wish to support proposals which bring community benefits to the area. It is considered additional community facilities would help to promote social well-being and social-inclusion in the area

Aim 2: Pease Pottage: Community Facilities

SPC support development proposals in Pease Pottage which bring community benefits to the area.

The SNP supports the creation of additional community facilities at Pease Pottage to serve the need arising from new users, whilst benefiting existing residents of the surrounding area.

Aim 3: Community Infrastructure Levy

- 5.16. The purpose of CIL is to raise funds from developments to help pay for infrastructure that is required to support new development across the District. MSDC has prepared an Infrastructure Delivery Plan (IDP) to support the MSDP. This sets out and identifies the infrastructure required to support the growth identified within the MSDP.
- 5.17. MSDC are intending to progress work on a Community Infrastructure Levy Charging Schedule, which will set out the charging rates for new developments in Mid Sussex. No timetable has yet been decided for this work.
- 5.18. Once adopted those Parishes who have “made” Neighbourhood Plans will receive 25% of monies collected.

5.19. Public consultation feedback has highlighted a local desire to support schemes which deliver traffic management benefits in the area. In particular, SPC wish to support access improvements for pedestrians and cyclists across the Parish.

Aim 3: Community Infrastructure Levy

Upon the adoption of CIL and the making of the SNP, SPC will financially support schemes that reduce traffic speeds and volumes and improve access for pedestrians cyclists and horse riders.

6. HOUSING

6.1. This section seeks to address the following Strategic Objectives:

- 1. To ensure a supply of homes consistent with identified local housing need, including homes suitable for an ageing population and those for younger people, comprising singles, couples and families.**
- 2. To ensure that new homes are energy efficient and are built to a high standard of design at a suitable density, using local materials.**

Housing Need

- 6.2. As an intrinsic part of the preparation of the SNP, detailed consideration has been given to the number of houses that need to be delivered in the Parish over the Plan period 2014 - 2031.
- 6.3. The MSDP which was adopted in March 2018, has established the housing need of the District. MSDC objectively assessed need (OAN) is 14,892 dwellings over the Plan period. Provision is also made for 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. This results in a District Plan minimum housing requirement over the Plan period of 16,390.
- 6.4. The MSDP will facilitate the delivery of an average of 876 dwellings per annum (dpa) until 2023/24; and thereafter, an average of 1,090dpa between 2024/2025 and 2030/2031, subject to there being no further harm to the integrity of European Habitat Sites in the Ashdown Forest.
- 6.5. MSDC has commenced work on the preparation of a Site Allocation DPD to be adopted in 2020. In addition, MSDC will review the MSDP, starting in 2021, with submission to Government in 2023.
- 6.6. Policy DP4 of the MSDP, sets out a spatial distribution of the housing requirement by reference to a settlement. This sets out the minimum housing requirement in each settlement category over the Plan period and the minimum residual from 2017, accounting for completions and commitments.
- 6.7. Policy DP6 of the MSDP identifies Handcross and Pease Pottage as Category 3 settlements. It identifies Slaugham and Warninglid as Category 4 settlements.
- 6.8. Policy DP6 of the MSDP, states outside of defined built-up area boundaries, the expansion of settlements will be supported where:
- The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document, or where the proposed development is for fewer than 10 dwellings; and
 - The site is contiguous with an existing built-up area of the settlement; and
 - The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.

6.9. The supporting text of Policy DP6 provides clarity between the District housing requirement and the role of individual Neighbourhood Plans in meeting this. A table gives guidance on the minimum residual housing requirement within each settlement from 2017 onwards, accounting for commitments and completions.

6.10. An associated footnote confirms:

“The required minimum provision at Pease Pottage (Slaugham Parish) is significantly greater than other settlements within Category 3 due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply.”

6.11. As part of the preparation of the SNP, and prior to the adoption of the MSDP, SPC undertook a Housing Needs Consideration Assessment in December 2016. This applied different methodologies to calculate housing need, reliant upon data from a variety of sources, including the Office for National Statistics. The Assessment provided a range of housing figures for growth of the Parish over the Plan period. At the lower end of the scale was zero, assuming a static population and static household formation rate, and up to 366 dwellings by extrapolating housing growth figures that occurred within the Parish between 2001 and 2011.

6.12. Noting the results of the Assessment, and the position of the District housing need, which at the time was following an upward trajectory, SPC resolved that the housing need for the Parish over the Plan period is likely to be 270-310 dwellings. Given the existing supply of completions and commitments (970 dwellings as at 31 March 2018) in the Parish, it was concluded that this housing need would be met without further allocations in the SNP.

6.13. Notwithstanding this, SPC resolved to consider whether further, modest growth should be facilitated in the SNP. In doing so, SPC had regard to the pro-growth agenda of the Government as well as the increasing pressure which MSDC were under to meet local housing need requirements.

6.14. In addition, SPC were mindful of MSDC’s commitment to prepare a Site Allocations DPD to be adopted by 2020. The DPD will allocate non-strategic and strategic sites, of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement of the District, as reflected in the stepped trajectory of 876dpa until 2023/2024 and 1090dpa thereafter. MSDC is also required to undertake a planned review of the MSDP in 2021.

6.15. Against this national and local planning policy framework, coupled with public feedback received, SPC have resolved to make housing allocation provision for further, modest housing growth in the Parish over the Plan period.

6.16. Having regard to the relative scale and sustainability of the Parish’s four settlements, the distribution of completed and committed housing growth and the sustainability merits of the sites considered, SPC resolved that further growth should be directed to St. Martin Close, Handcross.

Policy 9: St. Martin Close (east)

- 6.17. Land at St. Martin Close (east) is in close proximity to the existing built-up edge of Handcross. It lies within the High Weald AONB and is informal open space associated with the original development of St. Martin Close. It is bounded by trees and hedges on the southern and western boundary.
- 6.18. Its character is influenced by the adjacent residential development in St. Martin Close, which lies to the north and east of the site. Access to the site is readily available via St. Martin Close which is accessed off West Park Road.
- 6.19. Criterion 4 of Policy 9 requires the provision of open space as part of the development of the site. This should be to the standards in the MSDC Development Infrastructure and Contributions Supplementary Planning Document (SPD) as a minimum. The development of the site brings an opportunity to provide community and social benefits through the provision of revised open spaces facilities in this part of Handcross. The provision of high-quality well-designed open space would be an important element in securing the sustainable development of the site.
- 6.20. The land is considered suitable for development in the early part of the Plan period (2017-2022). It is envisaged a scheme could accommodate up to 30 residential units which would positively contribute towards the Parish's housing need. It is considered a scheme will provide an appropriate mix of housing to include affordable housing in line with local planning policy.
- 6.21. Having regard to the character of the adjacent residential properties, it is envisaged the design will reflect the surrounding character of the area. The retention of the existing tree belt on the western and southern boundary will reinforce the boundary to the countryside. Access to the site would be gained via St. Martin Close.
- 6.22. The Policy also envisages future vehicular and pedestrian access being provided to enable access to land beyond St. Martin Close (east).

Policy 9: St. Martin Close (east)

Development proposals for up to 30 residential units on land at St. Martin Close (east) will be supported where:

1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;
2. The design positively responds to the prevailing character of the surrounding area;
3. Proposals allow for the retention of existing mature trees and hedgerows on the western and southern boundaries;
4. The development provides open space at least to the standards set out in the MSDC Development Infrastructure and Contributions Supplementary Planning Document;
5. Proposals provide suitable access via St. Martin Close and adequate parking arrangements;
6. Proposals enable future vehicular and pedestrian access to St. Martin Close (west);
7. Ensure layout is planned to ensure future access to the existing sewerage infrastructure maintenance and upsizing purposes; and
8. Provide an adequate gap between the pumping station and development to help prevent any unacceptable impact from noise and/or vibration.

Policy 10: St. Martin Close (west)

- 6.23. Preparation of the SNP commenced at a time when the housing need for the District was still to be determined through the MSDP Examination. The MSDP has since been adopted with the housing requirement set at 16,390dpa over the Plan period.
- 6.24. MSDC has commenced work on the preparation of a Site Allocation DPD to be adopted in 2020. This will identify further sites which have capacity of 5 or more residential units. Furthermore, MSDC will review the MSDP, starting in 2021 with submission to Government in 2023.
- 6.25. National Planning Policy Guidance recommends Neighbourhood Plans should consider “... allocating reserve sites to ensure that emerging evidence of housing need is addressed.” Guidance confirms this approach can help minimise potential conflicts and ensure that policies in the Neighbourhood Plan are not overridden by a new Local Plan.
- 6.26. In light of this Government Guidance, and the planned early review of the MSDP, SPC have sought to positively prepare a Neighbourhood Plan which will contribute to the overall housing delivery in the District over the Plan period and seeks to not promote less development than set out in the higher tier plan.
- 6.27. The SNP allocates St. Martin Close (west) as a reserve site to come forward later within the Plan period following the delivery of St. Martin Close (east) if required, to ensure the long-term housing need of the Parish is positively met.

- 6.28. The development of St. Martin Close (east) should plan for future vehicular and pedestrian access to St. Martin Close (west). Following the development of St. Martin Close (east), it is envisaged that development on land to the west can come forward if needed.
- 6.29. The potential trigger point at which the need, or otherwise, for the release of this reserve site will be considered will be an important matter for SPC. At this stage, it is impractical to identify the way in which various processes will unfold over the next few years. These include progress on the Mid Sussex Allocations DPD, the development of St. Martin Close (east) site and wider housing delivery in both the District, and the neighbourhood area. As such, the trigger point for the consideration of the release of the site should be whichever of the following events occurs first – the review of the Neighbourhood Plan itself; the adoption of the emerging Mid Sussex Allocations DPD; the adoption of any review of the MSDP, and a material delay in delivery of the Pease Pottage strategic delivery site in the adopted MSDP. SPC will involve MSDC in this exercise given the overlaps with strategic housing delivery.
- 6.30. The design should respond to the character of the adjacent development at St. Martin (east). Proposals should ensure the retention of existing mature trees and hedgerows on the north west boundary of St. Martin Close (west). For this reason, access to the site should be gained via St. Martin Close (east).
- 6.31. Criterion 3 of Policy 10 requires the provision of open space as part of the development of the site. This should be to the standards in the MSDC Development Infrastructure and Contributions SPD as a minimum.
- 6.32. The development of the site brings an opportunity to provide community and social benefits through the provision of enhanced open spaces facilities in this part of Handcross.
- 6.33. The provision of high-quality well-designed open space would be an important element in securing the sustainable development of the site. In the event that both St. Martin Close (east) and St. Martin Close (west) are developed for housing purposes and that some, or all, of that open space is provided on site, there would be an opportunity for the open spaces on the two sites to be provided on adjacent parcels of land and to a complementary design and layout. There may also be the opportunity to consolidate the provision of open space on St. Martin Close (west) with the existing open space off West Park Road. These options would enhance the usability of the spaces and may assist with maintenance costs and liabilities.

Policy 10: St. Martin Close (west)

Land at St. Martin Close (west), Handcross is identified at the relevant trigger point in Paragraph 6.29 of this Plan, development proposals for up to 35 houses will be supported subject to the following criteria:

- 1. Proposals provide a suitable mix of dwelling type and size to meet the needs of current and future households;**
- 2. The design positively responds to the prevailing character of the adjacent residential development;**
- 3. The development provides open space at least to the standards set out in the MSDC Development Infrastructure and Contributions Supplementary Planning Document;**
- 4. Proposals allow for the retention of existing mature trees and hedgerows on the northern, southern and western boundaries;**
- 5. Proposals provide access via St.Martin Close (east); and**
- 6. Proposals provide suitable parking arrangements.**

Residential Development Within and Adjoining Settlement Boundaries

6.34. Since the start of the Plan period, the Parish has had a strong record of windfall development.

6.35. The NPPF confirms small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Furthermore, it states: *“to promote the development of a good mix of sites, local planning authorities should support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.”*⁸

6.36. Policy DP6 of the MSDP supports the expansion of settlements outside of built-up area boundaries where the development is allocated in a Development Document, or where the proposed development is for fewer than 10 dwellings; and the site is contiguous with an existing built-up area of the settlement; and it is demonstrated to be sustainable, including by reference to the settlement hierarchy. The three built-up areas are shown on the MSDP Policies Map - Pease Pottage (18a), Handcross (18b) and Warninglid (18d).

6.37. Against this national and local planning policy backdrop, SPC wish to continue to support windfall development which comes forward within the built-up areas of Handcross, Pease Pottage and Warninglid; and where proposals are in line with DP6: Settlement Hierarchy. Development proposals within the three built-up areas will be assessed and determined against national policy and Policy DP6 of the MSDP.

⁸ Paragraph 68 of the NPPF, February 2019

7. ECONOMY AND EMPLOYMENT

7.1. This section seeks to address the following Strategic Objectives:

- 1. To facilitate employment opportunities within the Parish; enabling the necessary infrastructure to encourage self-employment and working from home, and the associated reduction in commuting to work outside the Parish.**
- 2. To support existing and new business activity in the Parish, including those associated with the visitor and tourism sector, in appropriate locations.**
- 3. To maintain Handcross as the centre of economic activity in the Parish, while facilitating business growth in other areas currently in commercial/retail use.**

Policy 11: Protection of Local Employment Land

- 7.2. There are a significant number of businesses scattered throughout the Parish which collectively provide important sources of local employment. Local employers include commercial and retail providers in Handcross, small-medium business providers in Slaugham and Warninglid, as well as commercial businesses, warehouses and shops and services in Pease Pottage.
- 7.3. The NPPF states *planning policies "... should help create the conditions in which business can invest, expand and adapt."* Furthermore it advises *"Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development"*.⁹
- 7.4. In order to promote a prosperous rural economy, the NPPF advises planning policies should *"... enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship"*.¹⁰
- 7.5. SPC therefore wish to protect the local business economy and resist the loss of local businesses. It is considered the retention of local employment sources will positively contribute to the viability of the local economy, as well as support local employment opportunities.
- 7.6. Policy 11 provides an opportunity for land owners to demonstrate that the site, or premises concerned, are no longer viable for business purposes. In these circumstances any resulting planning application should demonstrate that the site has been professionally marketed for business use at a realistic market price for at least six months and with no interest being shown.

⁹ Paragraph 80 of the NPPF, February 2019

¹⁰ Paragraph 83 of the NPPF, February 2019

Policy 11: Local Employment

The loss of any land currently in business or other employment use in the Parish will be resisted unless it can be demonstrated that business use is no longer viable.

Policy 12: Economic Development

- 7.7. The local economy is predominantly rural, and in part dependent upon small scale businesses which are scattered throughout the Parish.
- 7.8. SPC wish to support economic growth in the Parish in order to create jobs and a strong rural economy. SPC therefore wish to support the sustainable start up of new businesses in the Parish.
- 7.9. Policy 12 provides a supporting context within which such proposals would be considered in the development management process. Plainly, the definition of a sustainable location will be a matter of local judgement. However, SPC considers that a sustainable location would be either one within Handcross or Pease Pottage or within 800 metres of the settlement boundaries of those settlements, and/or readily accessible to non-car forms of transport.

Policy 12: Economic Development

Proposals which enable the development of business uses within the Parish will be supported where proposals are:

- 1. Located in a sustainable location;**
- 2. In keeping with the character of the area;**
- 3. Respect residential amenity; and**
- 4. Would not have an unacceptable impact on the local road network.**

Policy 13: Protection of Handcross High Street

- 7.10. The village of Handcross is split into two sections by the A23. The settlement is predominantly residential in nature. The village centre includes a number of commercial units as well shops and services on the High Street. Nymans, which is run by the National Trust, is located adjacent to the High Street. The village also benefits from two public houses: the Royal Oak; and the Red Lion. Collectively, these provide important sources of local employment.



Figure 8: Public House, Handcross

- 7.11. Public consultation feedback has highlighted a local desire to support existing businesses which provide local services such as the Post Office and sandwich and coffee shops on the High Street.
- 7.12. It is considered important to preserve and enhance the vitality and viability of the shops and services on the High Street. In particular, SPC wish to protect existing businesses on the High Street. It is however recognised that current permitted development rights contained within the Town and Country Planning (General Permitted Development) (England) Order 2015, enables some changes of use of commercial premises to alternative use without the need for planning permission. This includes some changes to residential use.
- 7.13. Where possible, in order to sustain the local retail economy, SPC wish to protect the High Street from proposals which seek to change the use of A1 shops and A4 drinking establishments to alternative uses.¹¹ The SNP therefore seeks to resist the change of use of businesses on Handcross High Street unless it can be demonstrated the current use is no longer viable. In these circumstances it must be demonstrated that the site has been marketed for at least 6 months with no interest being shown prior to an application being made.

Policy 13: Protection of Handcross High Street

Insofar as planning permission is required, proposals which seek a change of use from A1/A4 to alternative uses on Handcross High Street will not be supported unless it can be demonstrated that the current use is no longer viable.

Aim 4: Handcross Village Centre

- 7.14. SPC wish to support local economic growth in Handcross village centre in order to maintain and create jobs and to support the sustainable growth of Handcross.
- 7.15. SPC therefore encourage and support local stakeholders to co-ordinate retail operations and to jointly market the village centre to boost the local business economy.

Aim 4: Handcross Village Centre

SPC encourage and support retailers and others in Handcross village centre to co-ordinate retail operations and to jointly market the village centre to local customers and visitors.

¹¹ The Town and Country Planning (Use Classes) Order 1987

8. TRANSPORT

8.1. This chapter seeks to address the following Strategic Objective:

1. To substantially reduce impact of the road congestion and pollution, and to improve sustainable transport within the Parish.

8.2. Delivering improvement to the existing transport network and associated public transport services, generally lies outside the scope of the SNP, and is reliant on other organisations. However, transport issues and measures to improve existing deficiencies are supported by SPC and are therefore included in the SNP.

Aim 5: Quiet Lanes and Public Rights of Way

8.3. Quiet Lanes are defined as “minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles.”¹² Quiet Lanes can contribute towards developing integrated transport systems through helping to broaden travel choice by making journeys easier on local lanes by any mode of transport, i.e. giving people the choice to leave their cars at home.

8.4. Quiet lanes can also contribute to improving the safety and the quality of life for residents in rural areas. SPC therefore wish to support the designation of Quiet Lanes by the Highway Authority in the area.

8.5. The Parish benefits from a network of Public Rights of Way (PRoW) which provide recreational opportunities for residents. SPC wish to protect and enhance PRoW and where possible encourage additional opportunities to provide new and/or improved PRoW.

Aim 5: Quiet Lanes and Public Rights of Way

SPC support the identification and designation of Quiet Lanes in the Parish by West Sussex County Council in order to encourage safer use of the shared space between pedestrians, cyclists, horse riders and vehicles.

The Parish Council also support new Public Rights of Way (PRoW) and upgrades to existing PRoWs.

In particular, the Parish Council support proposals which provide:

- 1. New bridleway south of St. Martin Close;**
- 2. New bridleway connecting Slaugham and Warninglid (which could in part use an up-graded existing public footpath);**
- 3. New bridleway linking routes between: bridleway 16S with 19S (or 23S); 16S with 17S; and from Slaugham Village to the new bridleway created adjacent to the A23 by Highways England together with a bridleway route running east from the A23 to Staplefield Lane;**
- 4. New off-road footpaths;**
- 5. Opportunities to connect to/from PRoW at Pease Pottage; and**
- 6. A footpath between Warninglid village and the primary school.**

¹² West Sussex Transport Plan 2006-2016

Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment

8.6. Handcross provides residents with a range of services and facilities. It is considered locally that the village suffers from the effects of traffic congestion due to being at the intersection of the A23, the A279 Horsham Road and the B2114 to Cuckfield and Haywards Heath.

8.7. Feedback at public consultation events has highlighted concerns with a perceived lack of parking in the village. It is considered that the high visitor numbers to Nymans contribute to local parking issues.



Figure 9: Nymans

8.8. Given the volume of traffic which passes through Handcross, there is also a local desire to support proposals which offer improvements to the pedestrian environment.

8.9. SPC therefore support the creation of additional parking spaces in the Village centre which could both accommodate visitors of Nymans and those visiting the village centre.

8.10. In addition, SPC support traffic management improvements which bring positive benefits to the pedestrian environment of Handcross.

Aim 6: Handcross: Parking and Improvements to the Pedestrian Environment

SPC will continue to work with local landowners to identify an appropriate location to create off-street car parking in close proximity to the village centre.

SPC will support proposals to facilitate additional car parking for the users of Nymans and the High Street.

SPC will support proposals which seek to improve the pedestrian environment in Handcross.

Aim 7: Traffic Management and Access

8.11. Public consultation events have highlighted local concerns at excessive speed limit across the Parish, in particular, in and around Pease Pottage, London Road, Horsham Road and Cuckfield Road.

8.12. SPC therefore support proposals across the Parish which seek to improve and provide traffic management/calming measures above those already identified in current plans and programs. In addition, SPC support proposals which provide access improvements to community facilities to support the social well-being of the Parish.

Aim 7: Traffic Management and Access

SPC support proposals which seek to improve and/or introduce traffic management measurements within the Parish.

SPC supports proposals which seek to improve access to community facilities within the Parish.

Aim 8: Parking

8.13. SPC support development proposals which provide adequate parking in line with West Sussex County Council's adopted parking standards. SPC will also encourage and support proposals which seek to exceed parking standards to facilitate parking improvements.

Aim 8: Parking

SPC support proposals which provide parking in line with West Sussex County Council parking standards.

9. MONITORING AND REVIEW

- 9.1. The preparation of the SNP has taken place within the strategic context provided by the MSDP which was adopted in March 2018. It has also sought to take account of the emerging Site Allocation DPD.
- 9.2. SPC recognises that the plan-making process is dynamic and that development does not always proceed at the pace that was originally intended. In other cases, development may come forward which was not predicted at the time that Development Plans were adopted or made as appropriate. In this context, SPC will monitor the effectiveness or otherwise of the implementation of the policies in the SNP on an annual basis.
- 9.3. Where monitoring of the SNP indicates that development is not proceeding as anticipated, SPC will consider undertaking a review of the wider SNP or specific parts of the SNP as appropriate.
- 9.4. Within the context of the monitoring and review process, SPC will specifically take account of the potential implications of the adoption of the Site Allocation DPD. At the end of the year in which the DPD is adopted, SPC will assess the need or otherwise for a review of the SNP with regard to the delivery of new housing in the neighbourhood area.
- 9.5. SPC will monitor the delivery of the allocated housing site at St. Martin Close (east) (Policy 9). It will also monitor the strategic circumstances with regard to the delivery of housing in the neighbourhood area so that it can work collaboratively with MSDC to reach a decision on the extent to which the trigger mechanisms have been met, in order to release the reserve site identified in the SNP (Policy 10: St. Martin Close (west)).

10. PROPOSALS MAP

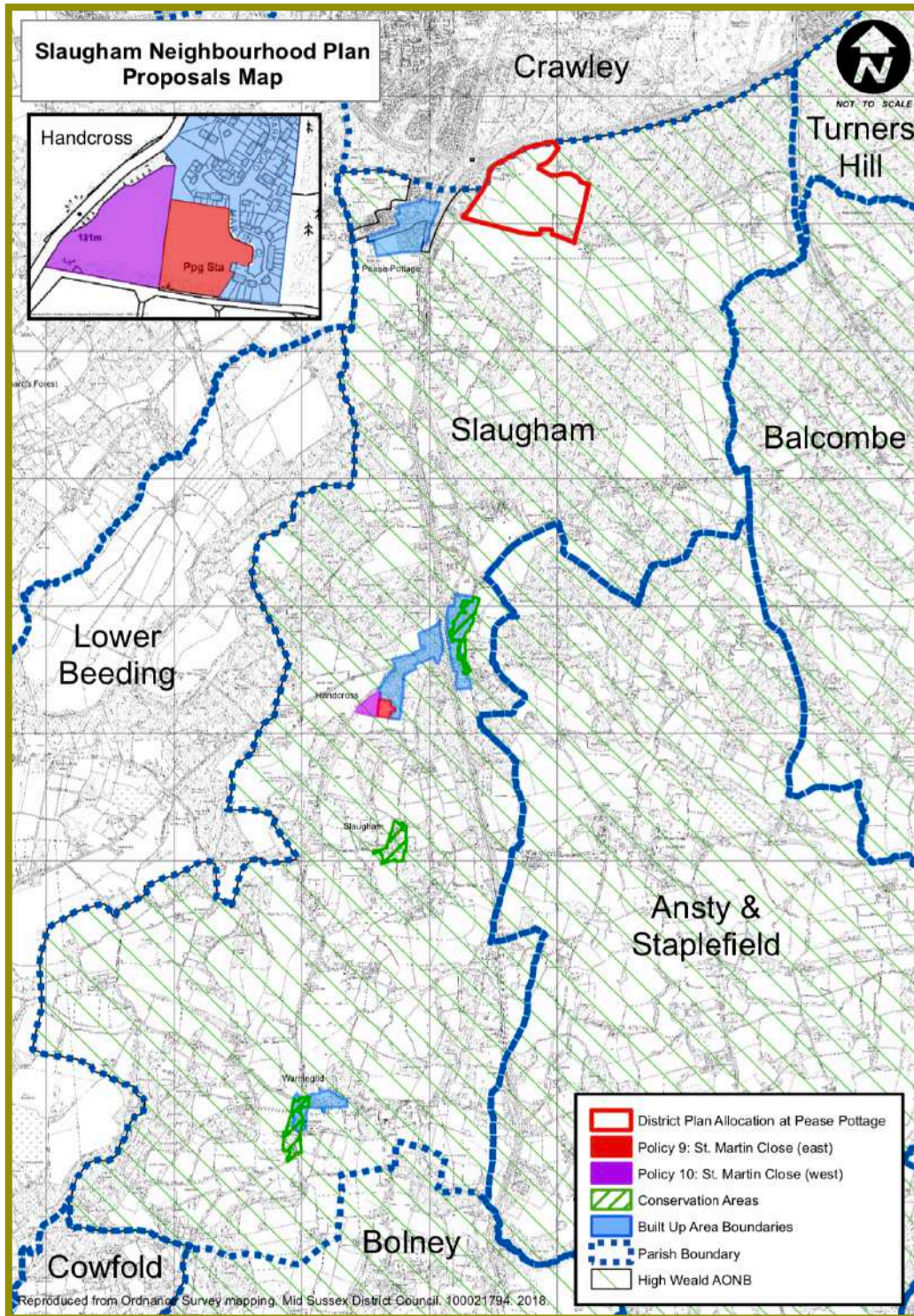


Figure 10: Proposals Map

11. SCHEDULE OF EVIDENCE

| National | Date |
|---------------------------------------------------------------------------|-----------------------------------------------|
| National Planning Policy Framework | July 2018 |
| Planning Practice Guidance (PPG) Neighbourhood Planning | - |
| Neighbourhood Planning (GOV.UK) | - |
| Strategic environmental assessment and sustainability appraisal (GOV.UK) | - |
| Locality, Communities ambitious for change (Neighbourhood Planning) | - |
| Office for National Statistics (Neighbourhood) | - |
| Rural Services Network | - |
| What is Neighbourhood Planning? Royal Town Planning Institute (RTPI) | - |
| What is a Neighbourhood Development Plan? (RTPI) | - |
| Planning for Your Neighbourhood – Statutory Tools (RTPI) | - |
| Planning for your Neighbourhood: Non Statutory Tools (RTPI) | - |
| Existing Tools for Neighbourhood Planning (RTPI) | - |
| Neighbourhood Planning (Historic England) | - |
| Information to Support Neighbourhood Planning (WSCC) | - |
| Sussex Biodiversity Record Centre | - |
| How to access Natural England's maps and data (GOV.UK) | - |
| Magic (Interactive GIS Mapping) | - |
| South East river basin district management plan | - |
| Environment Agency Flood Maps & EA What's in your Backyard | - |
| Guidance For Neighbourhood Planning Grants and Technical Support Locality | - |
| South East Water, Water Resources Management Plan, 2010-2035. | - |
| Southern Water Resource Management Plan | - |
| West Sussex Waste and Minerals Plan | - |
| Marine Policy Statement. | - |
| South Marine Plan | - |
| Mid Sussex Planning Policy | |
| Mid Sussex Local Plan (saved policies) | 2004 |
| Mid Sussex District Plan | 2018 |
| Mid Sussex District Plan Examination documents | - |
| Sustainability Appraisal | - |
| Habitat Regulations Assessment | - |
| Housing and Spatial Planning | |
| Housing and Economic Needs Assessment (HEDNA) | February 2015 November 2015 August 2016 |
| Strategic Housing Land Availability Assessment (SHLAA) | - |
| Mid Sussex District Windfall Study | November 2015 |
| West Sussex Strategic Housing Market Assessment Update | October 2012 |
| Strategic Housing Market Assessment (SHMA) Update 2014 | 2014 |

| | |
|----------------------------------------------------------|---------------|
| Economic | |
| Mid Sussex Economic Development Strategy | April 2018 |
| Transport | |
| Mid Sussex Transport Study Stage 3 Report | December 2016 |
| Environment | |
| Strategic Flood Risk Assessment | June 2015 |
| Gatwick Sub region Water Cycle Study | January 2011 |
| Capacity of Mid Sussex District to Accommodate | June 2014 |
| Mid Sussex Landscape Capacity Study | July 2007 |
| Parish Based Evidence | |
| Housing Needs Consideration Report | December 2016 |
| Parish Housing Land Availability Assessment and Addendum | January 2017 |