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Horsham District Council

Cabinet

Thursday, 30th January, 2020 at 6.00 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors: Ray Dawe
Peter Burgess
Jonathan Chowen
Philip Circus
Paul Clarke
Claire Vickers
Tricia Youtan

You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

Page No.

1. **Apologies for absence**

2. **Declarations of Members' Interests**

   To receive any declarations of interest from Members of the Cabinet

3. **Announcements**

   To receive any announcements from the Leader, Cabinet Members or the Chief Executive

4. **Public Questions**

   To receive questions from and provide answers to the public in relation to matters which in the opinion of the person presiding at the meeting are relevant to the business of the meeting

5. **Horsham District Local Plan - Regulation 18 Consultation** 3 - 258

   To receive a report from the Cabinet Member.

6. **Highwood Community Centre Development Proposal and Denne Ward Community Asset review** 259 - 278

   To receive a report from the Cabinet Member.

7. **To consider matters of special urgency**

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Report to Cabinet

30 January 2020
By the Cabinet Member for Planning and Development
DECISION REQUIRED

Not Exempt

Horsham District Local Plan - Regulation 18 Consultation

Executive Summary

This report seeks Cabinet approval for the publication of the Horsham District Local Plan Regulation 18 for consultation, between 17 February 2020 and 30 March 2020, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A draft Sustainability Appraisal will be published alongside the Local Plan review documentation, as will a number of other supporting background documents. The purpose of the consultation is to seek a wide range of views from our community and stakeholders. **The document does not form Council policy**.

In November 2015, the Council adopted the Horsham District Planning Framework (HDPF). Outside the South Downs National Park (SDNP), the existing plan sets out the Council's planning strategy to 2031 to deliver the sustainable development, balancing the social, economic and environmental needs of the plan area.

The adopted HDPF provides a sound basis for managing change and development in the District in the short term. Central government requires all local authorities to review their Local Plan at least once every five years to ensure that it is kept up-to-date, and to demonstrate that sufficient land can be made available to meet the economic and housing needs for the future.

This Council commenced the Local Plan review process in 2018, and published an Issues and Options consultation, which took place between 6 April 2018 and 25 May 2018. This consultation document considered the future economic strategy for the District, together with sustainable rural development and tourism issues. In addition, a call for development sites was held during 2018 with an updated Strategic Housing and Economic Land Availability Assessment (SHELAA) published in 2019.

The content of the Local Plan Review Consultation Document has taken account of the outcome from the earlier Issues and Options consultation. In addition, a number of updates have been made to the Council's evidence base. This work has led to the preparation of a consultation document, which sets out the Council's preferred approach to economic development, design, and the environment.

The Government requires us to deliver an unprecedented increase in housing. It is therefore necessary for the Council to consider how this challenge can be met. Following the assessment of some 500 sites that have been put forward to the Council for consideration as development locations, the draft document includes sites that have been assessed as having some potential for development. In particular it includes nine strategic sites which have potential for more than 800 homes. It is not considered that it will be necessary or indeed possible to allocate all the sites, which have been identified as having some development potential and **no sites have been allocated at this stage.** It is considered that it would be appropriate to seek views and feedback on the document, to help inform the decision as to which policies and sites will ultimately be appropriate for inclusion in the Horsham District Local Plan.

Recommendations

It is recommended that the Cabinet agrees:

i) The Horsham District Local Plan Regulation 18 Consultation Document is published for a six-week consultation between 17 February 2020 and 30 March 2020.

ii) The Cabinet Member for Planning and Development has delegated authority to agree any necessary minor editorial changes to the Horsham District Local Plan Regulation 18 Consultation Document.

Reasons for Recommendations

i) It is both necessary and appropriate to invite public and stakeholder participation in the preparation of a new Local Plan for Horsham District.

ii) In order to ensure that the consultation documentation is accurately prepared.

Background Papers

Site Assessment Report Horsham District Local Plan Regulation 18 – summary of conclusions

Local Plan Review Issues and Options – Employment, Tourism and Sustainable Rural Development April 2018

Local Plan Review Issues and Options Consultation 2018, Summary of responses Summary of Responses and Proposed next steps, September 2018.

Wards affected: All

Contact:

Barbara Childs, Director of Place ext 5401

Catherine Howe, Head of Strategic Planning ext 5505

Background Information

1 Introduction and Background

1.1 In November 2015, the Council adopted the Horsham District Planning Framework (HDPF). Outside the South Downs National Park (SDNP), this document sets out the Council's planning strategy to 2031 to deliver the sustainable development, balancing the social, economic and environmental needs of the plan area.

1.2 It is a government requirement that Local Plans are reviewed at least once every five years to ensure that Local Plans are kept up-to-date and that they make available sufficient land for housing development. The government is requiring an unprecedented increase in the number of homes that are built, and the Local Plan will have to consider how to meet this challenge, together with meeting economic and environmental needs for the future. It is proposed that the new Local Plan will be rolled forward by five years and will cover the period from 2019 to 2036.

1.3 This Council commenced the Local Plan review process in 2018, with an Issues and Options consultation held between 6 April 2018 and 25 May 2018. This consultation document considered the future economic strategy, together with sustainable rural development and tourism issues. In addition, a call for development sites was held during 2018 with an updated Strategic Housing and Economic Land Availability Assessment (SHELAA) published in 2019.

1.4 This Local Plan review process has taken account of the outcome from the Issues and Options consultation held in 2018. In addition, a number of updates have been made to the Council's evidence base over the course of 2019. This has included a detailed assessment of sites, which have been submitted to the Council as potential locations for housing and employment development. This work has led to the preparation of the Horsham District Local Plan Regulation 18 consultation document, which sets out the Council's preferred approach to economic development, design, and the environment, together with the assessment of sites, which may have potential for housing development.

2 Relevant Council policy

2.1 The Horsham District Corporate Plan provides a focus for the Council's activities and sets out clear priorities for the Council in the period to 2023. There are five key goals:

1. **A great place to live:** Continue creating well-balanced communities that meet residents' needs.
2. **A thriving economy:** Work to increase economic growth and create new local jobs.
3. **A strong, safe and healthy community**: Ensure Horsham District remains one of the best places in Sussex to live.
4. **A cared for environment**: Prioritise the protection of our environment as we move to a low carbon future.
5. **A modern and flexible council:** Make it easy for our residents to access the services that they need.

The Corporate Plan influences all areas of the Council's work. In relation the Local Plan, it provides a clear direction when setting the future planning objectives for this area.

2.2 In June 2019, the Council approved the Notice of Motion below. This provides a clear steer for the Council to ensure that we actively contribute to achieving a net zero carbon target through our activities.

"We agree that in the face of recent dire warnings from the World Scientific community concerning global warming, the loss of millions of insects and animal species and rampant deforestation, we are facing a climate emergency.

We propose therefore that this Council develops and implements a plan for the use of renewable technologies, sustainable transport options, zero carbon building, and for waste reduction and enhanced recycling within the District, working towards a net zero carbon target.

We acknowledge that there will need to be public engagement and involvement, and resources will be required to underpin and support the long-term requirements of this far reaching proposal."

3 Details

3.1 The review of the existing Horsham District Planning Framework has taken account of updated national planning guidance, including the revised National Planning Policy Framework 2019, together with feedback from the Issues and Options consultation held in 2018. In addition, a number of updates to the Local Plan evidence base have been carried out, including a detailed review of the Councils housing requirements and economic performance. Although it is important that the revised Local Plan takes account of these changes and feedback, it is recognised that overall the Council's existing Local Plan, the Horsham District Planning Framework is generally performing well, and this document has formed the starting point for the preparation of the review. The updated document therefore follows a broadly similar structure and is attached to this report as Appendix 1.

3.2 The document sets out a number of draft policies for consultation. These include:

- economic policies which protecting existing employment areas, together with provision of new employment floorspace, will include both high quality offices and commercial development.
- Updated retail policies to help all towns and villages in the District to remain vibrant places at a time where shopping habits are changing very quickly
- Updates to existing environmental policies to ensure that development is of a high quality, and that development brings forwards environmental enhancements including 10% biodiversity net gain.
- An expectation that new development will be designed to be low carbon and is flexible to ensure than new technologies can be incorporated as they become available.
- Policies which require that any development meets the needs of the new communities, and provides community services and facilities, including provision for education, health care, sports facilities and open space.

- Updates to transport policies to ensure that greater emphasis is given to non-car based transport including walking and cycling whilst still recognising that journeys will continue to be made by car, and ensuring that necessary upgrades to the transport network are provided.

3.3 In recent years, the government has made it clear that there is an expectation that Local Plans deliver a step change in housing delivery. The Regulation 18 consultation document therefore identifies the number of homes that are expected to be delivered in Horsham District, based on the government's requirement to use its 'Standard Housing Methodology' for calculating housing needs.

3.4 In addition to meeting our own identified housing requirements, a number of local authorities close to this district have identified that they are unable to deliver the number of homes they are expected to provide based on their own Standard Housing Methodology calculations. Under a legal requirement, known as the Duty to Co-operate, it is necessary for this Council to seek to understand the extent to which it may be able to accommodate this unmet need. The Regulation 18 consultation document therefore seeks views on a range of proposed housing delivery targets.

3.5 In addition to seeking views on the potential total level of housing delivery that may be expected to come forward, it will be necessary to identify land where this development can take place. Following a call for sites in 2018, detailed site assessment work has been undertaken. The Horsham District Local Plan Regulation 18 consultation document identifies a number of sites which have been assessed as having some potential for development. It is not considered that it will be necessary or indeed possible to allocate all the sites which have been identified as having some development potential. Nevertheless, it is felt that it would be appropriate to seek views and feedback on all of these sites. This will help inform which sites will be selected for inclusion in the next stage of Local Plan preparation process.

3.6 The document sets out commentary on a number of large-scale strategic housing developments (around 800 homes or more). In addition, a number of smaller sites have been identified as having development potential. These sites are identified in the consultation document. Further detail on the assessment of these sites will be published in the Horsham District Local Plan Regulation 18 Site Assessment Report. An excerpt setting out the high-level conclusions for the sites carried forward for consultation is appended to this report as Appendix 2.

4 Next Steps

4.1 It is proposed that the Horsham District Local Plan Regulation 18 document is published for a six-week period of consultation between Monday 17 February 2020 and Monday 30 March 2020 in accordance with Regulation 18 of the Town and Country (Local Planning) (England) Regulations 2012. At this stage, the proposals **are for consultation only and do not form Council policy**.

4.2 As part of the consultation process, there will be opportunities for parish councils, local businesses and residents to learn more about the Council's proposals. This will include a range of events from Parish Council workshops, public drop in events and through social media. The document will be made available on-line with an option to comment directly on individual sections of the document. Other methods of responding to the consultation, including by email will also be available.

4.3 The views and suggestions that are put forward to the Council during the consultation will be reviewed and key issues will be identified and summarised. The feedback will inform the next stage of plan preparation. This may include some additional evidence updates or further work on proposed sites. The next stage in the Local Plan, the Horsham District Local Plan Proposed Submission Document, will be published for consultation in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012. The Regulation 19 documentation together with the supporting evidence base and 'representations' (comments) which are submitted as part of this later consultation will be sent to the Planning Inspectorate and the plan will then be subject to a formal independent examination by an Inspector representing the Secretary of State. The timetable and the future steps in the preparation of the Local Plan review are set out in the Council's Local Development Scheme and are also summarised on the Council's website.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

5.1 The proposed content of this document was discussed at the Planning and Development Policy Development Advisory Group on 13 January 2019. Members of the group supported the proposed approach to publish the Horsham District Local Plan Regulation 18 document for consultation.

5.2 A number of all Member seminars and events have been held during the Horsham District Local Plan preparation process including seminars and workshops in between June 2017 and November 2019, which debated the proposed economic and rural strategies. Member's views were taken into account in the preparation of the proposed consultation document.

5.3 All Parish Councils will have an opportunity to feed in to the consultation process through specific workshop events which have been arranged for late January and early February.

5.4 The comments of the Monitoring Officer and the Director of Corporate Resources are incorporated in this report.

6 Other Courses of Action Considered but Rejected

6.1 An alternative course of action would be not to review the Horsham District Planning Framework. However, it is a requirement that local plans are monitored and reviewed regularly to ensure that they are kept up-to-date. The decision not to progress a plan would not stop new development taking place, but without an up-to-date Local Plan, the Council would have limited control about the location, nature and type of development that would take place. In addition, it would be more difficult

for the Council to require the infrastructure requirements needed to support development on a comprehensive and district wide basis.

7 Resource Consequences

7.1 Budgetary provision has been made for the Local Plan Review in the current and forthcoming financial years. There are no direct financial consequences arising from this report in addition to those, which have already been identified in relation to the preparation of the Local Plan. These include the normal staff and publication costs associated with the publication of this document for consultation. In addition it will also be necessary to seek specialist consultant and legal advice to support the review of the Council's evidence base and preparation of the Local Plan documentation. Whilst some costs are best estimates, these have as far as possible been included in the agreed budget.

8 Legal Consequences

8.1 The Local Plan is required by statute and in line with the Council's constitution to be adopted by Full Council. The Planning and Compulsory Purchase 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the requirements and the statutory procedure for the preparation of a Local Plan. All aspects of the Local Plan preparation have been undertaken in accordance with this legislation and is deemed to be legally compliant. We have sought to ensure that the appropriate legal advice has informed the preparation process of the Local Plan and will continue to do so to ensure compliance with relevant regulations.

8.2 This document will meet the Council's stated intention to review its adopted Local Plan (the Horsham District Planning Framework).

8.3 If the Horsham District Local Plan document is agreed for consultation, this will need to be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and in particular Regulation 18. In addition, a Sustainability Appraisal Scoping Report incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 together with a Habitat Regulations Assessment has been undertaken as part of this work. This documentation will be made available for comment as part of the consultation process.

9 Risk Assessment

9.1 With the preparation of any Development Plan Document, there is a risk that the process could be subject to a Judicial Review on the adoption of the plan. By following the required legal processes as set out in the relevant legislation, the risk of a successful challenge is considered to be low. Other risks include organisational capacity to incorporate unexpected additional work arising from the examination process, and potential impact on other projects such as the capacity to support Neighbourhood Plans (albeit the latter has been mitigated through the procurement of external resources).

10 Other Considerations

10.1 There are no direct crime and disorder consequences arising from the content of this report. The preparation of a Local Plan review and the involvement of the community at each stage will potentially contribute to improving the quality of life in the district and will therefore have a positive impact on human rights. The Local Plan also aims to be inclusive of people with protected characteristics for example in relation to the build design expected of developments. The scale of development required has led to careful mitigation being built into the Plan, for example biodiversity net gain, and a strong approach to infrastructure provision as part of place making. As reported above, there is an expectation that new development will be designed to be low carbon and look towards achieving zero net carbon.

Appendix 1

Horsham District Local Plan
Regulation 18 Consultation
February 2020

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Introduction

The Horsham District Local Plan 2019-2036

1.1 In November 2015, Horsham District Council adopted the Horsham District Planning Framework (HDPF). This document is part of the Council's adopted Development Plan, and it sets out the Council's planning strategy to 2031. The aim of the plan is to help bring forward the social, economic and environmental needs for the land in Horsham District that is outside the South Downs National Park. The Site Specific Allocations of Land 2007, the West of Bewbush Joint Area Action Plan 2009 and a growing number of 'Made' neighbourhood Plans also form part of the Council's adopted Development Plan.

1.2 It is a legal requirement that Local Plans are monitored and reviewed regularly to ensure that they are kept up-to-date. We began our Local Plan Review process in 2018 when we published the 'Issues and Options – Employment, Tourism and Sustainable Rural Development' document which was published for consultation in Spring 2018. This consultation sought views on the potential locational strategy and set out a number of sites which were considered to have potential for employment allocation. The document also addressed how we could achieve sustainable development in the more rural parts of the District. The outcome of this consultation has fed directly into the next stage of Local Plan preparation

1.3 Since 2015, government policy and legislation has changed. In particular the government's national planning strategy, known as the National Planning Policy Framework (NPPF), was re-issued in 2019, with a number of significant changes compared to the 2012 version. Amongst these changes was the introduction of a national 'standard methodology' for calculating the District's local housing need: local housing need is the number of new homes needed on a year-by-year basis. The minimum amount of housing to be delivered within the Local Plan period is now set by national government.

1.4 In order to understand the needs and issues facing the District in the future, a number of studies have been undertaken to help inform the preparation of the Local Plan. This collection of studies is known as our evidence base, and includes topics such as housing and employment needs, flooding and infrastructure. We test strategy and policy options against environmental, social and economic objectives using the Sustainability Appraisal process. Our evidence base documents can be viewed on our website www.horsham.gov.uk/localplan

The Horsham District Local Plan Regulation 18 Document

1.5 The new Local Plan will cover the period from 2019 to 2036 (an 18 year period). Like the HDPF, it aims to deliver the social, economic and environmental needs of Horsham District, as well as looking beyond our boundaries. The new Local Plan will also set the framework that allows local communities to prepare Neighbourhood Development Plans.

1.6 **This document does not apply to land inside the South Downs National Park.** The planning policies for the National Park are set out in the South Downs Local Plan (SDLP). For the avoidance of doubt, any reference in this document to Horsham District'/'the District', **does not include** the land within the South Downs National Park.

1.7 This document sets out the draft vision, objectives and strategy for the District over the coming years, and contains a number of draft Strategic Policies and general planning polices which identify development locations to employment, retail and other needs in the District. It also sets out the framework for the protection and enhancement of the natural and built environment. The document also identifies a number of locations on which we are seeking views for their potential for housing development.

1.8 This document has been positively prepared in accordance with National Policy and Guidance to tackle these challenges and deliver the needs of the District and, to an extent, the wider area. It is important to continue to manage development and change within the District, In particular, there is now even greater emphasis on ensuring we can protect and enhance our environment and tackle climate change. We recognise that meeting future housing and economic needs, together with providing environmental protection and maintaining healthy and happy communities, present enormous challenges. This document does not form Council Policy and is for consultation only.

1.9 The Local Plan will not exist in isolation and should be read in conjunction with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Other local documents will also form part of the Local Plan, including the Community Infrastructure Levy (CIL) charging schedule, Supplementary Planning Documents, Masterplans and design guidance for Strategic sites and Neighbourhood Plans.

1.10 **All policies are related to one another and the document should be read as a whole, including the vision, spatial objectives and spatial strategy**. The document has a number of Strategic Policies. Once the Local Plan is adopted, any Neighbourhood Plan that is prepared will be expected to be in general conformity with these Strategic Policies.

Next Steps

1.11 Your views and ideas on the content of this document are very important to us. We will be publishing this document for **a period of consultation from Monday 17 February 2020 to 30 March 2020.** The document will be available to view on our website www.horsham.gov.uk/localplan and hard copies will also be available in our local libraries and Council offices. We will also be holding public drop-in sessions attended by members of our Planning team. You can find out more about getting involved on our website, on local parish notice boards, and in a number of local community publications as well as our local newspapers.

1.12 **Comments will need to be submitted to us no later than Monday 30 March 2020**. Details on how to comment and to sign up for Local Plan updates are on our website www.horsham.gov.uk/localplan. If you require further advice on how to submit comments please email yoursay@horsham.gov.uk or telephone 01403 215100.

1.13 Following this consultation, we will take account of the views and comments which are submitted to us. Together with any further updates to our evidence base, these views will help us to develop an updated Horsham District Local Plan Regulation 19 document (a Regulation 19 document is the next stage of the Local Plan Preparation process). It is expected that this document will be published for consultation in the Autumn of 2020.

1.14 Any comments submitted to us at the Regulation 19 consultation will be formally submitted to an independent Planning Inspector, together with our Local Plan and supporting evidence base. The Planning Inspector will then conduct an independent examination of the Plan.

1.15 If the Planning Inspector concludes that our plan is ‘Sound’ it will be formally adopted and will replace the Horsham District Planning Framework. On adoption of this Local Plan, the Joint Area Action Plan will remain part of the Council's development plan. However the Site Specific Allocations of Land (SSAL) is replaced and will no longer be part of the development plan.

Planning Context

2.1 The Horsham District Local Plan is informed by a number of other documents and strategies. Each of these documents is discussed in the following section, in order to help fully explain the context of the new Local Plan.

National Planning Policy Framework and National Planning Practice Guidance

2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The document provides a framework within which Local Plans should be produced. In addition to the NPPF, further guidance on the preparation of Local Plans is set out in National Planning Guidance (NPPG). The key requirements of the NPPF for the preparation of a Local Plan for Horsham District are as follows:

Achieving Sustainable Development

2.3 The need to achieve sustainable development is a core principle of the NPPF. This means balancing the need for economic growth with social and environmental requirements and ensuring that the ability of future generations to meet their needs is not compromised. Key provisions are:

- the need to support economic growth by ensuring the sufficient land is available in the right time and right place
- to support communities, including by ensuring that a sufficient number and range of homes can be provided
- provision of accessible services, facilities and open spaces to support the health, social and cultural wellbeing of communities
- protecting and enhancing the natural built and historic environment, including improving biodiversity, using natural resources prudently and minimising and adapting to impacts of climate change, and the provision of high quality design
- The provision of infrastructure including for transport and telecommunications

Plan Led

2.4 The NPPF confirms that the starting point for making planning decisions is the 'development plan'. This means any up-to-date Local Plan along with any neighbourhood plans. Local Plans are a key document for making decisions about the scale and location of development, providing an effective means of involving communities in decisions about the future of their areas, and providing a strategic framework for the preparation of Neighbourhood Plans.

Duty to Co-operate

2.5 The NPPF requires that local planning authorities and county councils are under a 'Duty to Co-operate' with each other and other key bodies, on strategic matters that cross administrative boundaries. This can include a range of issues from infrastructure provision, economic and housing growth to strategic recreation routes. Where appropriate, the Local Plan will take into account the needs and requirements of other authorities, as well as taking account of other development plans which cover the district.

Evidence based

2.6 The preparation and review of all policies in the Local Plan should be underpinned by relevant, proportionate, and up-to-date evidence. This means we must carry out a Sustainability Appraisal and Habitats Regulation Assessment that meets the relevant legal requirements. The Sustainability Appraisal process has been carried out during the process of plan preparation. The Sustainability Appraisal, including the non-technical summary, is available alongside this document.

The Gatwick Diamond and Coast to Capital Local Enterprise Partnership

2.7 The majority of Horsham District is located within the Gatwick Diamond economic area which extends from Croydon in the north, around Gatwick Airport and down the A23 corridor to the south coast. Residents of Horsham District contribute to this wider regional economy.

2.8 The Coast to Capital Local Enterprise Partnership (LEP) is focused in the Gatwick Diamond area. This LEP is a business-led partnership between local authorities and businesses and plays a central role in determining local economic priorities and undertaking activities to drive economic growth, investment and the creation of local jobs. The LEP have produced a strategic economic plan known as Gatwick 360˚, which identifies eight economic priorities ranging from the delivery of prosperous urban centres, developing skills and improvements to digital networks. This Council will work with the LEP to ensure that the Local Plan can contribute to the delivery of these objectives.

The South Downs National Park

2.9 Some of the land in Horsham District is located in the South Downs National Park. Horsham District Council is not the planning authority for this area, and a separate Local Plan has been prepared for this landscape. It is however recognised that there is potential for development and change that takes place outside the National Park to have an impact on this area. The Council has therefore been mindful of the duty to have regard to the two purposes of the National Park, namely to conserve and enhance its natural beauty, wildlife and cultural heritage and to promote the opportunities for public understanding and enjoyment of its special qualities. This extends to decisions about development and infrastructure that could affect areas within the National Park.

The Horsham District Corporate Plan 2019-2023

2.10 The Horsham District Corporate Plan provides a focus for the Council's activities and sets out clear priorities for the Council in the period to 2023. There are five key goals:

1. **A great place to live:** Continue creating well-balanced communities that meet residents' needs.
2. **A thriving economy:** Work to increase economic growth and create new local jobs.
3. **A strong, safe and healthy community**: Ensure Horsham District remains one of the best places in Sussex to live.
4. **A cared for environment**: Prioritise the protection of our environment as we move to a low carbon future.
5. **A modern and flexible council:** Make it easy for our residents to access the services that they need.

2.11 The Corporate Plan influences all areas of the Council's work. In relation to the Local Plan, it provides a clear direction when setting the future planning objectives for this area.

2.12 In June 2019, the Council approved the Notice of Motion below. This provides a clear steer for the Council to ensure that we actively contribute to achieving a net zero carbon target through our activities.

"We agree that in the face of recent dire warnings from the World Scientific community concerning global warming, the loss of millions of insects and animal species and rampant deforestation, we are facing a climate emergency.

We propose therefore that this Council develops and implements a plan for the use of renewable technologies, sustainable transport options, zero carbon building, and for waste reduction and enhanced recycling within the District, working towards a net zero carbon target.

We acknowledge that there will need to be public engagement and involvement, and resources will be required to underpin and support the long-term requirements of this far reaching proposal."

Neighbourhood Plans

2.13 This Local Plan will also set the framework for the preparation or review of existing Neighbourhood Plans. Neighbourhood Plans provide local communities with a means to help shape where new development will go and what it will look like. Within Horsham District, a number of Neighbourhood Plans have already been 'made' and form part of the development plan. Where these plans identify sites for economic or housing development, they will contribute to the overall delivery of the identified development needs for the district. Neighbourhood Plans also identify other more locally specific issues and objectives, such as the identification of ‘Local Greenspaces’, or key views of importance.

Chapter 3: Spatial Vision and Objectives

Spatial Context

3.1 Horsham District is located in West Sussex, within the South East of England. The district covers an area of 530km^2 (205 square miles) and is predominantly rural in character, containing a number of smaller villages and towns. The largest urban area is the market town of Horsham, situated in the north-east of the District. 95km^2 (36.49 square miles) of the District falls within the South Downs National Park. Although not covered by the policies in this Plan, this nationally important landscape provides a key visual backdrop from locations across the district.

3.2 The District is well connected. It is close to both central London (around 1 hour by train from Horsham station), and towns on the south coast, including Worthing and Brighton. There are also connections globally, with Gatwick Airport located on its northern boundary. Good road and rail links and proximity to nearby ports on the south coast also ensures the area is well connected to the rest of the UK and mainland Europe. Horsham town is the main urban area in the district, and currently supports a wide range of jobs. Other smaller towns and villages in the district also provide local employment opportunities, and the rural surroundings support a more rural economy.

3.3 Although 60% of the residents of Horsham District live and work within the District, 40% commute beyond the District boundaries. Many of these people are employed locally in Crawley and Mid Sussex, which together with Horsham District forms part of the wider North West Sussex market area. The labour force in Horsham District is highly educated and contributes` to the 45,000 businesses and 500 international businesses within the Gatwick Diamond as a whole. Central London is also an important employment destination for a number of residents.

3.4 Horsham District is a very appealing place to live, work and visit. Our towns and villages are very attractive, with many historic buildings. The character of the settlements vary across the District, and each has a unique identity, with different sizes, building types and relationship with the surrounding landscape. There are a range of building materials seen across the District, from tile hanging and flint to the particularly distinctive Horsham stone, which is used as a roofing material in a number of towns and villages. The historic character and high quality built environment make our villages and towns pleasant places to live and help to attract businesses, including tourism, in both urban and more rural areas. It is therefore important that this high-quality built environment is retained in the future.

3.5 Residents of Horsham District generally comprise a mix of young families and older retired households. Younger individuals often move away from the District during their twenties and return in their 30s and 40s when they start a family. However, the cost of housing is high which can make it hard for people to stay or move back to the District.

3.6 The District falls within two main housing market areas - North West Sussex, which also includes Crawley borough and Mid Sussex Districts, and the Sussex coast housing market area. The latter includes the south coast authorities of Worthing, Adur and Brighton and Hove, but extends northwards and includes the south eastern corner of Horsham District. There are therefore population flows in and out of the District from

these two areas, with some smaller population flows between the District and south London boroughs.

3.7 The countryside of the District is very attractive, containing a network of predominantly small fields bounded by thick hedgerows and interspersed by areas of woodland. Together with other districts, these woodland areas combine to make West Sussex one of the most wooded counties in the UK. Two areas of the District are of particularly high quality; the High Weald Area of Outstanding Natural Beauty and the South Downs National Park, both of which are of national importance. The District is also home to an abundance of wildlife, some of which is noted for its importance internationally and / or nationally. Areas which are not designated are still highly valued by local communities and perform important environmental services, such as preventing flooding. It is recognised that these environments and habitats are under increasing threat from a range of factors, including changing land management practices and increased pressure for development.

3.8 The high quality nature of the District is backed up by a number of surveys which have repeatedly identified Horsham District as a desirable place to live and work. The Government's commitment to deliver a step-change in housing delivery will inevitably lead to change within the District, but it is important that the economic strengths and the high quality environment are maintained and enhanced in the future. In addition, our residents and parishes have identified the importance of providing infrastructure to support new development and ensuring there are benefits to existing as well as future communities.

The vision for the Horsham District Local Plan is therefore:

"A place where people from all backgrounds can choose to live and work, with access to high quality jobs, services and facilities that are close to home, in a low carbon economy and high quality natural environment."

By 2036 Horsham District will have become a place where:

Economy

3.9 There is a vibrant economy that recognises both the wider context of the South Downs National Park and the Gatwick Diamond and builds upon the established transport connections, and the market offer within Horsham District. There will be support for retention and growth of existing employment land and communications to provide a diverse, resilient and flexible range of business premises which will provide high quality jobs that match housing growth and offer the opportunity of working close to home. New employment floorspace will include both high quality offices and commercial development. A range of employment requirements will be catered for, including starter units and larger 'moving on' accommodation to nurture and support growth of smaller businesses and retain inward investment.

Horsham Town

3.10 Horsham Town has retained its unique historical and cultural market town character. It is also attracting investment and growing positively with mixed-use development of high quality that enhances the town's status as a hub for the District for employment and key services. Horsham town will be the destination of choice in the Northern West Sussex area, with increased accessibility for all, because of the distinctive high quality experience it offers for shopping and leisure time.

Rural Areas

3.11 The District has retained its rural identity and villages their separate and distinctive characters. Settlements have been able to accommodate appropriate development for local people and to support the community.

Housing

3.12 Where new housing is delivered, it provides homes which local people can afford and meets the needs of families, young people and older residents alike, that is supported by community facilities and services to create vibrant places and communities.

The Natural Environment and District Character

3.13 The rich heritage and high quality natural environment, and the significant contribution this makes to the overall attractiveness, economic competitiveness and identity of the district is recognised and promoted, developing the close links with the South Downs National Park Authority. The ecological resources will be enhanced, contributing to the wider nature recovery network and the historical and cultural character of the built environment. Green spaces and the landscape are valued, enhanced, and promoted, ensuring an attractive place for communities, business and welcoming additional visitors.

Environmental Quality and Climate Change

3.14 The environmental resources and quality of the area have been maintained and enhanced. There will be a low carbon economy with energy efficient development, including District heating and renewable energy together with new development that has been designed to be low carbon and is flexible to ensure than new technologies can be incorporated as they become available. Development will be adaptable to the impact of climate change and will mitigate these effects.

Transport Infrastructure

3.15 Opportunities for non-car based transport including walking, cycling and community transport services will be prioritised to help reduce the reliance on private vehicles. The transport infrastructure, especially public transport, is continually improved to offer a high quality, reliable and frequent service and communication facilities are developed to support a sustainable, resilient economy, including opportunities for people to live close to where they work. Transport networks will be designed with electric vehicles and other changes in technology in mind.

Community Services and Facilities

3.16 There are inclusive, vibrant communities with a greater quality and range of services and facilities. There will be significant investment in the leisure offer and community facilities to provide choice for all, thereby sustaining the high quality of life and making Horsham District a destination of choice and promoting health and wellbeing. There will be a focus on healthy communities that provide green spaces alongside opportunities for exercise as part of day to day living, in order to improve general health.

Spatial Objectives

3.17 In order that the vision for Horsham District can be met, the detailed objectives for the plan are as follows:

Objective Themes			
A Great Place to Live	**A Thriving Economy**	**Strong, Safe and Healthy Community**	**A cared for Environment**
Objectives			
1	Ensure that future development in the District is based on sustainable development principles that strike the correct balance between economic, social and environmental priorities and deliver thriving communities with a strong sense of place.		
2	To meet employment needs and create opportunities to foster economic growth and regeneration, providing high-quality jobs that maintain high employment levels in the District and help reduce commuting distances and facilitate and promote innovation in business with support for technological upgrades and change, including full-fibre broadband.		
3	To protect and promote the economic viability and vitality of Horsham town, the smaller market towns and the rural centres and promote development which is appropriate within the existing hierarchy and diversity of settlements in the District, including the appropriate re-use of brownfield land.		
4	To recognise and promote the role of Horsham town as the primary focus for the community and business whilst preserving the unique ambience that contributes to the District's attractiveness. The smaller market towns will be recognised as secondary hubs, and encouraged to meet local needs and act as a focus for a range of activities, including employment, retail, leisure and recreation.		
5	Provide a range of housing developments across the District that: deliver the target number of new homes; respect the scale of existing places; and deliver a range of housing sizes and types to meet the needs of young people, families and older people and includes the provision of a range of affordable housing.		
6	Brings forward development that is supported by the provision of appropriate infrastructure, accessible community services and open spaces that meet local and wider District requirements.		

7	To safeguard and enhance the character and built heritage of the District's settlements and ensure that the distinct character of settlements are retained and enhanced and amenity is protected.
8	Identify and preserve the unique landscape character and the contribution that this makes to the setting of rural villages and towns and ensure that new development minimises the impact on the countryside
9	To safeguard and enhance the environmental quality of the District, ensuring that development brings forward environmental net gains including biodiversity enhancements, and minimises the impact on environmental quality including air, soil, water quality and the risk of flooding.
10	Ensure that new development minimises carbon emissions, adapts to the likely changes in the future climate and promotes the supply of renewable, low carbon and decentralised energy.

- Do you agree with the spatial context – is there anything else we should add?
- Do you agree with the Objectives for the new Local Plan?
- Are there any others which you would suggest?

Strategic Development Principles

3.18 The spatial strategy for the District to 2036 focuses on the positive management of change in accordance with the principles of the National Planning Policy Framework (NPPF). The strategy seeks to be relevant and unique whilst also meeting the Government's agenda of delivering a step change in housing growth and our wider Duty to Co-operate requirements. It also seeks to deliver economic growth, and protect and enhance our high quality environment in a manner which brings forward environmental net gains. The strategy has to accommodate change but the emphasis is on respecting the distinctive local character wherever possible. This plan also provides a basis for communities to develop their own, more detailed Neighbourhood Plans where they choose to do so. The key principles for this strategy are illustrated on the Key Diagram on page ***xx,*** and as set out in further detail below:

Development and Growth

3.19 Horsham District has been recognised as operating at a pivotal point of a triangle of large urban communities between Crawley/Gatwick and Portsmouth and Brighton. Forming part of the Gatwick Diamond, the District has particularly close links to wider northwest Sussex encompassing both Crawley borough and Mid Sussex District, but there are also linkages to the south coast, particularly in the south eastern corner of the District. In addition to pressures for growth that are needed to meet the needs of businesses and residents in the Gatwick Diamond area, there may be future pressures for growth which are generated by the growth of Gatwick Airport, and the proximity of the District to the globally important city of London. These development pressures place a unique challenge to this authority, because our high quality rural character is

an economic draw. This strategy seeks to ensure that the strong identities of Horsham town and our long-established rural communities are retained and the pressure of additional development does not create additional pressures on existing infrastructure and community facilities. There is an expectation that the growth which is delivered will provide for the needs of the community, through a range of development types, sizes and affordability.

Economic Development

3.20 The District has a successful economy with a range of highly skilled workers and general service sector employers. By recognising what makes the area successful and developing policies that utilise our position in the Gatwick Diamond, this strategy will support existing employers and nurture local businesses to maintain and enhance economic prosperity, but will also seek to ensure that new high quality jobs are provided, with an aspiration to provide one new job for every new home that is constructed. There is an ageing population, and in the long term, this may increase the number of retired people living in the District. It is therefore essential that policies encourage people to continue to live and work in the District and maintain the size of our workforce.

3.21 This strategy is mindful of the incentive for growth generated by the Crawley/Gatwick area, which is at the centre of the 'Gatwick Diamond', and the potential implications for the northern and eastern parts of the District. Gatwick Airport is one of the main generators of economic growth and there is a continuing emphasis on delivering economic growth in the Gatwick Diamond area. This includes protecting existing business locations, including Horsham town centre, and having flexible policies that allow future proof developments which incorporate technological improvements such as high-speed broadband. The need to expand local employment provision, enable the enhancement and regeneration of existing sites and provide jobs that shorten the distance travelled to work is also encouraged, which will lower CO_2 emissions.

3.22 In addition to supporting economic growth in the Crawley and Gatwick area, there is also a strong rural economy across the District. It is important that this strategy provides support to rural businesses which allows them to grow and thrive whilst protecting and enhancing the District's essential character.

Insert Key Diagram

Development Hierarchy

3.23 The historic pattern of development in Horsham District has focused on the growth of existing towns and villages. It is proposed that this strategy seeks to continue to support development that takes place in and adjoining the most sustainable villages and towns of our District, including through the re-use of previously developed land (brownfield land). These policies seek to give priority to locating new homes, jobs, facilities and services within Horsham town, but also ensure that the investment which has and is taking place in smaller towns and villages, such as Southwater, Billingshurst and Storrington, Steyning and Broadbridge Heath can continue, allowing these settlements to evolve to meet their needs.

3.24 Horsham town is the main cultural, economic and social focus of the District, so development needs to be planned to ensure that it continues to be able to undertake this role. The strategy recognises the existing settlement pattern and hierarchy which can be used to inform how the appropriate level of growth should be planned. The larger settlements have a role to play and can support development in accordance with their size and role in the settlement hierarchy, as well as acting as hubs for more rural communities. Medium and smaller towns and villages have the potential to address identified local needs and limited development should be pursued to meet these needs and support rural services and infrastructure.

3.25 It is recognised that some smaller scale hamlets could potentially accommodate a very small-scale level of development to help maintain the longer-term vitality of these locations. However, a balance needs to be struck between environmental constraints and fundamentally altering local character. There is a role for local communities to help balance these requirements through the preparation and review of Neighbourhood Plans.

3.26 In addition to the infill and expansion of existing settlements, the level of growth that is required to meet the national housebuilding aspirations is expected to require the development of new settlements within the District. Over time, any new settlement which is identified and delivered will become a self-sustaining community with a complete range of jobs, services, schools open spaces and high quality community facilities.

Strategic Sites

3.27 To deliver the step change in houses required by Government to meet our housing needs together with a contribution to the needs of the wider sub region as part of the Duty to Co-operate will require development at large-scale strategic locations. This will include the ongoing development of the strategic sites at Kilnwood Vale and land to the north of Horsham. Further potential for strategic development has also been identified in a number of locations across the District and views are sought on these sites as part of this consultation. As part of any development, the necessary infrastructure and community facilities will need to be provided to support new development.

Protection of the District Character and Environmental Net Gain

3.28 The countryside, villages and towns of Horsham District are very attractive and varied in character. The rural, leafy environment and historic villages are a key reason that individuals and businesses choose to locate to the District, and protecting this character will help ensure the health of the economy of the District into the future. The natural environment also plays a key role in the health of the District's economy. This includes the provision of ecosystem services such as flood attenuation and the offsetting of climate change, as well as land for food production. The District also provides ecosystem services for the more urbanised areas in the wider Gatwick Diamond, including Crawley. It is therefore critical that this strategy ensures that the character of the District is conserved and enhanced, but is also integrated with the need to accommodate change in order to address social or economic objectives and meet the needs of communities.

3.29 In the long term, it will not be possible to support the economic and housing growth that is required to meet the needs of our children and grandchildren if the environment at local, national and the global scale continues to be degraded. It is therefore expected that any growth which takes place in Horsham District brings about environmental improvements and actively seeks to contribute to a low carbon economy. This will need to be delivered through high quality design and master-planning which embeds these enhancements into the fabric and layout of the development from the outset. It is also expected that linkages to the wider environment are provided, contributing to a wider nature recovery network.

Delivery Mechanisms

3.30 At this stage, there are a number of uncertainties as to the final level of development which can be accommodated over the plan period. Further work is ongoing to understand the potential for the housing market to deliver a sustained level of additional housing development over the plan period. In addition, the level of development which is required will require a range of infrastructure enhancements. This is expected to include the provision of additional schools and health care provision, together with road and public transport enhancements, and new waste water treatment facilities. These requirements may have the potential to impact on the level of development which can come forward, in the short to medium term in particular. Work is ongoing to establish what infrastructure requirements are likely to be needed. The feedback from this consultation will contribute to this process. This will inform our final housing trajectory. The requirement to review Local Plans on a five yearly basis will ensure that the plan remains up to date and will continue to reflect the identified development needs for our District.

Chapter 4 - Policies for Growth and Change

4.1 Chapter Three identifies the vision, spatial objectives and the overarching strategy which is proposed to deliver sustainable development in Horsham District up to 2036. The policies in this chapter set out the overarching approach by which development proposals will be considered within the context of delivering sustainable development. In particular, they take account of the following issues:

- The national agenda is to bring forward a 'step change' in housing growth. There is a wider need to ensure that the houses we provide are high quality and available to everyone.
- Our high-quality environment makes Horsham District an attractive place to live and work, and is why many people and businesses want to move here. There is, however, a need to continue to protect the character of the District, which makes the area so desirable.
- Ongoing population growth is likely to place increasing pressure on local, neighbourhood, District and strategic level services and facilities, and there is a need to ensure that these can respond to these changing demands.
- The amount of brownfield land in the District is relatively limited, but there is still a need to prioritise this land for development where possible.
- Building new settlements, urban extensions and expanding existing small settlements may affect the character and community balance.
- The national agenda is to bring forward a 'step change' in housing growth. There is a wider need to ensure that the houses we provide are high quality and available to everyone.

4.2 The District is an attractive area and is a place where many people choose to live and work. In addition, existing communities continue to grow. This will result in development pressure for houses, employment and a range of services and facilities. Existing services may also need to be improved or expanded in response to these pressures. In order to ensure that this growth and change can take place, the policies in this chapter set out a hierarchy in which development can take place, with the priority on locating new homes, jobs, facilities and services in Horsham and where appropriate the smaller towns and villages, particularly through the re-use of previously developed land.

4.3 It should be noted that West Sussex County Council is responsible for preparing statutory land use plans for minerals and waste. Proposals for development should have regard to the defined County Minerals Safeguarding Area and Minerals Consultations Area guidance and policy produced by West Sussex County Council. Preparation of site plans will require liaison with West Sussex County Council at an early stage to ensure that any potential minerals and waste interests are fully considered in planning development.

Strategic Policy 1 - Sustainable Development

4.4 This is the model *policy that is recommended to be included in all Local Plans to ensure that they are compliant with the National Planning Policy Framework (NPPF). It should be noted that the final bullet point of this policy relates to development which could impact the setting of the South Downs National Park and the High Weald AONB.*

Strategic Policy 1: Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission, unless material considerations indicate otherwise - taking into account whether

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Strategic Policy 2 - Development Hierarchy and Settlement Expansion

4.5 The District has a distinctive settlement pattern. Horsham town is the main settlement, and is surrounded by a network of smaller towns and villages and the rural countryside. It is necessary for this plan to continue to ensure that development takes place in a manner that protects, retains and enhances the rural landscape character of the District, but still enables settlements to grow and thrive. Whilst it is recognised that there is considerable pressure for development in Horsham District, which may require the expansion of settlements and the provision of a new settlement, this must be carefully managed. The mechanism by which this will be achieved is through the designation of built-up area boundaries (sometimes referred to as 'BUAB').

4.6 It is recognised that the land outside the built-up areas within Horsham District is not uniformly undeveloped farmland. It includes a number of small hamlets and villages that are defined as 'unclassified settlements.' These settlements lack a significant level of services and facilities, and are therefore not a sustainable location for large scale development, but have nevertheless been recognised as having potential for some limited development when compared with entirely undeveloped countryside. The identification of 'secondary settlements' through this Local Plan review seeks to

address this by allowing some limited flexibility, and allows for small-scale organic growth within these settlements.

4.7 Within built-up area boundaries and secondary settlement boundaries ('SSB'), development is accepted in principle, whereas land outside these boundaries is considered to be in the countryside and development will be more strictly controlled. The designation of built-up area boundaries and secondary settlement boundaries is based on an assessment of the role of a settlement and how it functions. It incorporates a range of factors including access to employment, the presence of services and facilities including schools, shops and health care, accessibility (including public transport) and community cohesiveness, including local clubs and organisations. For secondary settlements, it also takes account of settlement characteristics such as form, density and historic character.

4.8 The priority will be to locate appropriate development, including infilling, redevelopment and conversion within the built-up area boundaries for towns, larger villages and smaller villages, with a focus on previously developed (or 'brownfield') land. All development proposals will need to be of a scale and nature that can retain the character and role of the settlement in terms of the range of services and facilities and community cohesion.

Strategic Policy 2: Development Hierarchy

Development will be permitted within towns and villages that have defined built-up area boundaries, as defined on the Policies Map, including on any suitable previously developed land. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy below.

Development will be permitted in secondary settlements, provided also that it falls entirely within the secondary settlement boundary as defined on the Policies Map, and meets all of the following criteria:

1. the site is a small gap or plot within an otherwise built-up or cohesive settlement form;
2. the proposal is limited in scale to reflect the existing scale and character of the settlement function and form;
3. the development does not result in a significant increase in activity including traffic movements on narrow and rural roads.

Settlement Hierarchy

Settlement Type	Settlement Characteristics and Function	Settlements
Main Town	Settlement with a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Strong social networks, with good rail and bus accessibility. The settlement	Horsham

	meets the majority of its own needs and many of those in smaller settlements.	
Small Towns and Larger Villages	These are settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements or each other to meet some of their own requirements.	• Billingshurst • Bramber • Broadbridge Heath • Henfield • Partridge Green • Pulborough and Codmore Hill • Southwater • Steyning • Storrington & Sullington* • Upper Beeding
Medium Villages	These settlements have a moderate level of services, facilities and community networks, together with some access to public transport. These settlements provide some day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.	• Ashington • Barns Green • Cowfold • Rudgwick and Bucks Green • Slinfold • Thakeham (The Street and High Bar Lane) • Warnham • West Chiltington and West Chiltington Common
Smaller Villages	Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services, facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.	• Christ's Hospital • Lower Beeding • Mannings Heath • Rusper • Small Dole
Secondary settlements	Very small villages and hamlets that generally have some limited local employment, services or facilities (which may include	• Adversane • Ashurst • Blackstone

	primary schools, allotments, village halls, playing fields, or a church) and/or evidence of a defined local community. Proximity and access to other services, facilities and employment is also taken into account. Additionally, settlement character is material, for example form, density, age and historic character of dwellings, and the overall sense that one has left the open countryside and entered a defined village community.	• Colgate • Coolham • Crabtree • Dial Post • Faygate • Ifield • Kingsfold • Littleworth • Maplehurst • Monks Gate • Nutbourne • Nuthurst • Shermanbury • Shipley
Unclassified Settlements	Settlements with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residents.	All other settlements

* This does not include the hamlet of Sullington, which is located entirely within the South Downs National Park

Strategic Policy 3 - Settlement Expansion

4.9 In addition to built-up areas, it is recognised that in order for some communities to continue to be able to grow and develop it will be necessary for them to be able to expand beyond their current built form. The UK planning system is plan-led and by allocating sites in the Local Plan or in Neighbourhood Plans, it will be possible to meet the identified local needs of these settlements and provide an appropriate level of affordable and market housing, as well as maintaining the viability of the smaller villages and towns, for example supporting local schools and local shops. This policy will also ensure that the settlement function and pattern of the District is retained, keeping the rural character of the District beyond these settlements. It is recognised that to meet the government's step change in housing numbers, a new settlement may also be required. The allocation and policy principles for any such development will be set out under a relevant policy allocation.

Strategic Policy 3: Settlement Expansion

The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where all of the following criteria are met:

1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge;
2. The level of expansion is appropriate to the scale and function of the settlement type;
3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services;
4. The impact of the development individually or cumulatively does not prejudice comprehensive long-term development, in order not to conflict with the development strategy; and
5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

Strategic Policy 4 - Horsham Town

4.10 Horsham town is the main commercial gateway to the District. It offers a winning fusion of heritage and quality modern living, and provides an excellent place for businesses, a highly educated workforce and a good employment offer. As the main centre for the District, Horsham acts as a 'hub' for a number of smaller towns and villages in the surrounding area. It also serves the area beyond the District as a shopping destination and an attractive place to visit and do business.

4.11 This policy seeks to retain the attractive characteristics of the town, whilst enabling it to grow positively. This will ensure the town retains a vibrant economic role within the District, Gatwick Diamond and the wider south east economy.

Strategic Policy 4 - Horsham Town

To promote the prosperity of Horsham town and maintain and strengthen its role as the primary economic and cultural centre in the District, and the wider economic area, development will be allowed within the built-up area of Horsham where it:

1. Retains the town's key position as the main settlement within the District whilst protecting the unique characteristics of the town, including the historic character and high quality environment.
2. Contributes to the provision of a range of services and facilities, including those in arts, heritage and leisure that make the town self-sustaining.
3. Contributes to the economy of the town to support a vibrant high street and town centre that meets local and business demands, as well as supporting the wider economy including the Gatwick Diamond, and the economy of the south east including;

    a. the provision of a wide range of employment
    b. retaining and enhancing the unique retail mix to meet both independent and national retailers requirements
    c. contribution to the evening economy through the provision of a range of leisure uses.

4. Promotes high quality transport infrastructure which enables excellent pedestrian, cycling, bus, rail and vehicle accessibility for residents, visitors and business employees;
5. Delivers a mix of residential properties that meets the needs of the population and contribute to quality modern living that is compatible with a town centre setting.
6. Retains, enlarges or enhances the existing formal and informal green spaces within the town.

Strategic Policy 5 Broadbridge Heath Quadrant

4.12 This policy recognises the Broadbridge Heath Quadrant as a redevelopment opportunity area to form part of and complement other redevelopment in Horsham town, in order to benefit Horsham District and secure the vitality and vibrancy of Horsham town as a whole.

4.13 Broadbridge Heath Quadrant is formed from the existing Broadbridge Heath retail park and land north of this. It includes the West Sussex County Council Depot, Tesco Superstore, Horsham Indoor Bowls Centre and The Bridge leisure centre.

4.14 The area also sits adjacent to two recently permitted strategic development sites: Wickhurst Green, which is now complete, and Highwood Village, where development is ongoing. Development within the Broadbridge Heath Quadrant should take account of the important relationship with this area of new residential development and should aim to meet these additional local needs as well as those of the wider area. The Quadrant is identified as a strategically significant area of opportunity where regeneration proposals will be brought forward in conjunction with community aspirations. It is, however, important that any development that does take place does not detract from the primacy of Horsham town centre as the main centre for the District as a whole as well as more locally.

4.15 Early engagement with stakeholders including the Parish Council, landowners and users of the Quadrant should take place. This policy should be read alongside any policies relating to Horsham town centre.

Strategic Policy 5: Broadbridge Heath Quadrant

Broadbridge Heath Quadrant is an Opportunity Area where redevelopment will be required to reinforce its role as a successful out of town retail location:

General

1. Development on this site will provide an alternative mix of uses, which could include additional retail use as well as leisure, residential, hotel and convenience eating places, which will better provide for local needs, complement the provisions for the new communities in Wickhurst Green and Highwood Village and enhance and complement the primacy of the existing and future offer of Horsham town centre.
2. Development will enhance provision for local needs and accessibility by improving connectivity and achieving better integration with adjoining new communities in the area.
3. Development should embrace the highest standards of sustainable design and construction in relation to local and national sustainability policies and guidance. Development must also make best use of significant existing environmental features and include innovative sustainable design solutions, utilising best practice in renewable or low-carbon energy and green infrastructure.
4. Broadbridge Heath Quadrant should be enhanced as an attractive, enjoyable, convenient and well laid out setting, providing a high quality and sustainable environment with a positive public realm, strong, legible connections and high quality architectural and landscape design.

Retail development and other main town centre uses

5. Any proposed retail development shall ensure that it enhances and does not adversely affect the current and future vitality and viability of Horsham town centre, and contributes towards achieving the wider objectives for the regeneration of this opportunity area.
6. Any proposed development for main town centre uses within Broadbridge Heath Quadrant which on its own, or cumulatively reach a threshold of an additional 500sqm will need to demonstrate that it will not have an adverse impact on the vitality and viability of Horsham town centre. This should include an assessment of the impact on existing, committed and planned public and private investment in the town centre.
7. Expansion of the ground floorplate of the existing food store and other enhancements may be acceptable, provided that convenience floorspace remains the predominant use (together with supporting comparison floorspace and retail distribution facilities).
8. Redevelopment for larger retail units with extended floorplates selling bulky goods, where appropriate provision cannot be made in or immediately adjacent to Horsham town centre, may be acceptable under 5).

Accessibility, connectivity and circulation

9. To maximise the site's accessibility by a range of alternative means of travel to the car, development must improve existing, and create new, pedestrian and cycle connections both within the site and from the surrounding area. Development should support the use of public transport including improvements to reinforce linkages locally and into Horsham town centre.
10. It will remain important to maintain and enhance the accessibility of Broadbridge Heath Quadrant from the surrounding area by car, and to rationalise the circulation of car and delivery vehicles to maximise the economic potential and the efficiency of the site.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Chapter 5 - Economic Development

There is a need to build a strong, resilient and diverse economy. The following issues have been identified that will be addressed through the policies in this document:

- There is a lack of high quality employment land in the District. Much of the business accommodation stock does not meet the requirements of existing businesses or attract new businesses. This means existing or new businesses who wish to grow or expand cannot find sites in Horsham District and have to look elsewhere.
- Freehold and leasehold employment land in the District is scarce. Much of the business accommodation stock is low grade and does not meet the requirements of existing businesses, or attract new businesses.
- There is a shortage of business floorspace in terms of both the types and sizes needed.
- Some of the office stock is outdated and is unsuitable for modern business needs. Recent changes to permitted development rights have resulted in a number of often higher-grade offices, particularly in Horsham town centre, being converted to residential uses. The need to retain and expand high quality offices is required.
- There is a highly educated workforce in Horsham District. 40% of the working age population commute outside the District to work. There is a need to provide suitable high quality space for businesses that wish to move into the District: this will help to provide opportunities for residents to live and work locally and reduce commuting distances.
- New strategic-scale development will need to help provide local employment opportunities for new residents.
- There need to be opportunities for existing businesses to grow, expand and change to meet modern business demands (in addition to offices, this important for other uses including manufacturing).
- Opportunities for small and medium businesses and business start-ups need to be provided in settlements across the District.
- There is a need to ensure that communications and technologies in the District (e.g. high-speed broadband) are present in order to meet business demands and that they are flexible enough to accommodate technological upgrades over the Plan period.
- There is a need to ensure that Horsham District contributes to the role of the Gatwick Diamond. This includes providing support for development and training opportunities.
- There is an ongoing need to enhance the rural economy. This includes enabling diversification of rural employment space and maximising visitor spending through tourism across the District.
- Horsham has an ageing population and house prices are high. This makes it difficult to retain young people in the District and for businesses to attract skilled employees.
- Social changes such as the internet and out of town shopping have the potential to change the role of town and village centres.

Business in Horsham District

5.1 One of the attractions of the District to residents and businesses is its prime location and connectivity: mid-way between London and Brighton, with Gatwick Airport on the doorstep, speedy access to London by rail, the close proximity to all the South East's major ports and airports and the communication links to the rest of the UK. The majority of Horsham District lies within Gatwick Diamond, which reaches from Croydon in the north, out around Gatwick Airport and down the A23 corridor to the south coast. Residents living in Horsham District contribute to this wider regional economy. Within Horsham District, the town of Horsham is a key centre for employment in the District, and attracts workers from locations both within and beyond the District. Other settlements, and in particular smaller market towns and villages such as Billingshurst, Southwater and Storrington are also important local employment centres. At the current time, around 40% of residents commute beyond the District's boundaries. There are particularly close links to destinations within northwest Sussex including Crawley and Gatwick. Other commuting destinations are London, and for residents in the southern part of the District, the South Coast is also an important employment centre.

5.2 The most common business sector in the District is business and professional services but the rural economy, including agriculture and tourism, is also important outside of the main towns and villages. Many of the businesses in Horsham District are small in size with most businesses employing between 1 and 4 employees, many of these based in the home. Larger employers are also present but few businesses in the District employ more than 250 people. There are also a number of high-tech firms operating in the District, and a number of settlements have industrial estates. There is also a need to ensure that support is provided for business start-ups and the retention and provision of high quality office space. Communications, including good internet connections, are vital to the health of businesses operating in the District. Work is ongoing to ensure that full-fibre broadband and other technological upgrades are provided to ensure businesses can continue to grow and develop in the future.

5.3 Since 2015, progress has been made in bringing forward sites for employment growth and investment. Planning permission for employment land has been granted on Land north of Horsham, at Brinsbury College between Billingshurst and Pulborough, at locations adjoining Billingshurst and at Nowhurst, near Broadbridge Heath. It will be important to ensure that sufficient additional employment land can be provided alongside new housing growth and ensure that new residents have opportunities to live and work locally. These are set out in the table below.

Existing Commitments

Site Name	Description
Land at North Horsham Strategic Allocation	46,450 square metres B1 (Grade A office space), complementary flexible commercial / community space
Former Novartis site, Horsham	25,000 square metres B1 (Grade A office space)
Nowhurst Business Park	25,200 square metres Flexible use (B1c/B2/B8)
Land at Brinsbury College	16,850 square metres Flexible use (B1/B2/B8)
Land north of Hilland Farm, Billingshurst	19,000 square metres Flexible use (B1c/B2/B8) Petrol Filling Station with ancillary services
Land southwest of Platts roundabout, Billingshurst	4,625 square metres Flexible (B1b/B1c/B2/B8) Petrol Filling Station with ancillary services

Education and Skills

5.4 Unemployment levels are lower than for the South East or nationally, which is a consistent trend for this District. The residents of the District are educated to a high level with at least half of the workforce educated to degree level or above. GCSE or A Level results from schools and colleges are also excellent. The local state and private schools have a good reputation, making this an attractive place to live and relocate to do business.

5.5 There is some provision for further education in the District, including Collyers, Central Sussex College, Horsham Training Centre and the Brinsbury Campus of Chichester College. Current opportunities for higher education are more limited, with the nearest universities located in Brighton, Chichester and Guildford. Local Authorities and businesses in the Gatwick Diamond area have recognised that there is a need for additional higher education and training opportunities in the area to ensure that the workforce remains trained to a high level in the future.

Strategic Policy 6 - Economic Growth

5.6 This policy is seeking to achieve sustainable economic growth for Horsham District to 2036. For the purposes of this policy 'employment' means office, industrial, storage and distribution uses which fall within B1, B2 and B8 Use Classes. Other uses that provide jobs are termed 'employment generating uses' and also form an important part of economic growth, but are covered in greater detail in other policies in this document.

5.7 Horsham District falls within the North West Sussex Functional Economic Market Area, which comprises the districts of Horsham and Mid Sussex and the borough of Crawley. The commercial property market in the North West Sussex area is relatively self-contained, boosted by its position within the Gatwick Diamond and the wider South East, and access to a range of transport links. Alongside existing businesses, the area does attract some additional demand from a range of business and investors. Overall, it is perceived as a strong industrial location, although several recent proposals for new space within Horsham District have sought flexibility between industrial and distribution uses (flexible B1c/B2/B8 use). Within the district of Horsham, the office market is strongest in Horsham Town and near Crawley. However, like elsewhere, it has been affected by structural changes in the way that businesses operate, such as increasingly flexible working practices and consolidation of formal space. The office market has also been affected by national policy interventions, such as the introduction in 2013 of office to residential permitted development rights. The provision of high quality office floorspace at the former Novartis site and in North Horsham, which this policy seeks to secure, will therefore be important to help satisfy this demand.

5.8 The Economic Growth Assessment 2019 indicates current employment commitments (such as existing allocations and planning permissions) broadly match the employment needs generated by a population growth derived from the housing requirements based on the Government's Standard Method (965 dwellings per annum). However, should the District seek to meet some of the unmet housing needs of neighbouring local planning authorities, then intensification of existing sites and / or additional employment land will be required to meet the future needs in the District over the plan period. In addition, it is recognised that current business sites are not always fit for purpose and that relocation or redevelopment may be required to ensure that existing businesses in the District can continue to thrive. In order to address this and to enable sustainable economic growth, it is important to ensure sufficient supply and choice in employment floorspace across the District, both within the urban areas and rural areas.

5.9 This policy seeks to address the office floorspace requirement by providing additional, high quality employment floorspace within the District, to help support local employment opportunities close to where people live. It also seeks to ensure that existing Key Employment Areas as shown on the policies map are retained for employment uses and enable the redevelopment, regeneration, intensification and smart-growth of existing sites.

5.10 The policy also recognises the important role and contribution that the smaller businesses, including home-based businesses, home working, and also employment-generating uses such as tourism, retail and leisure, make towards the District's economy. It seeks to support them by providing suitable accommodation and encouraging appropriate infrastructure to be provided through development. The policy recognises that the majority of the settlements in the District are villages where the majority of the premises within defined centres are under 200sqm. There is a need to ensure future economic development within rural areas, such as proposals relating

to garden centres or ancillary retail uses, do not undermine the vitality, vibrancy and /or viability of these centres.

Strategic Policy 6: Economic Growth

Sustainable economic growth, including support for existing businesses for the period up to 2036, will be achieved through the provision of sufficient employment land to meet the Council's identified requirements for use classes B1, B2 and B8. This will be achieved through:

1. The allocation of sufficient sites from land identified in Table 1 (below) for employment. The provision will be expected to be well-designed, suitable for incorporating a range of unit sizes and flexibility in use with appropriate regard to floor to ceiling heights, floor loading, power, servicing and loading facilities;
2. Within Horsham Town, particularly within or near the centre and train station, office development (Use Classes B1a and B1b) will be permitted where this adds to the overall stock of Grade A offices and subject to the submission of evidence demonstrating any adverse impacts would not significantly outweigh the benefits;
3. Retention, redevelopment, regeneration, intensification and smart-growth of existing employment sites in accordance with Strategic Policy 7 - Employment Development;
4. Taking a positive approach to the formation of small start-up businesses, home-working and home-based businesses, and proposals that seek the retention of existing businesses within the District;
5. Requiring major developments to provide appropriate ICT infrastructure, such as high-speed broadband and full fibre, as an integral part of all forms of development, to provide businesses with the flexibility to operate anywhere;
6. Requiring proposals to maintain and enhance the attractiveness of the District to ensure it is an attractive place to stay and visit, to increase the value of all economies, including tourism, retail and leisure;
7. Encouraging sustainable local economic growth through Neighbourhood Development Plans; and,
8. Encouraging the expansion of higher education facilities related to research and development and employment training activity.

Table 1 – Employment Site Allocations

Site Name	**Indicative employment floorspace sqm** **(Use Classes B1/B2/B8)**
Strategic Allocations	It will be necessary for any strategic allocations of 800 homes or more to provide opportunities for employment and for people to live and work locally. All strategic site allocations must demonstrate how provision for one job (all Use Classes) for each new dwelling will be provided for within the site, through evidenced means such as home working, retail and community employment, and general B1/B2/B8 employment opportunities.
Land at Lower Broadbridge Farm, Broadbridge Heath	3.7ha site suitable for B1, B2 and B8 uses.

Land South of Star Road Industrial Estate, Partridge Green	3.9ha suitable for B1, B2 and B8 uses. This site could come forward as a standalone extension to Star Road industrial estate. There may also be potential, subject to landowner agreement, for the relocation of sites on the Huffwood Estate, which could then be redeveloped for housing.
Land Around Mercer Road, Warnham Station (North)	Around 3ha may have potential for expansion of the employment land to the north. The site is suitable for B1, B2 and B8 uses.
Graylands Estate, Langhurstwood Road, Horsham	4.4ha - The current site is in employment use. There is potential for expansion of this site to the east and the west of the existing uses, taking into account the proximity of the allocation of Land to the North of Horsham.
Broadlands Business Campus, Langhurstwood Road, Horsham	This is an existing site of around 6.5ha. There is potential for expansion and intensification of the uses on this site.
Rosier Commercial Centre	6.0ha This is a large existing commercial estate, which adjoins land that is proposed for strategic scale housing growth to the east of Billingshurst. There is potential for expansion and intensification within the existing site boundary. There may also be some potential for the expansion of this site for B1, B2 and B8 uses.
Land at Broomers Hill Business Park, Pulborough	3.0ha There is potential for land to the south of the existing employment site to be expanded for B1, B2 and B8 uses and to support employment development in the southern part of Horsham District.
North and south of Buck Barn Petrol Filling Station	A total of 5.5ha of land has been identified north and south of the A272 that may have potential for B1, B2 and B8 uses. Access to the site may be difficult to achieve as a standalone development due to the existing traffic flows around the Buck Barn crossroads. Land at Buck Barn to the west has been proposed as a strategic housing allocation; should this site be allocated, the potential of this land to provide supporting business uses should be considered.
Land South of Hilliers Garden Centre	4.7ha - This site has a relationship with the existing commercial activities to the north. There is considered to be some potential for B1, B2 and B8 uses in this location.

Land South West of Hop Oast Roundabout	1ha - The site is located just outside the built up area of Southwater and lies adjacent the Major Road Network. It is enclosed by the A24 and the main road into the north of Southwater. It is therefore considered to have potential for B1, B2 and B8 uses in this location.

Strategic Policy 7 - Employment Development

5.11 This policy seeks to balance the need to ensure protection of valued employment and commercial sites and to ensure there are sufficient local employment opportunities to meet the needs of the District, whilst enabling sites that are no longer economically viable to be considered for other appropriate uses. For the purposes of this policy, 'employment' means office, industrial, storage and distribution uses that fall within B1, B2 and B8 Use Classes. Other uses that provide jobs are termed 'employment generating uses' and are similar to 'employment' uses and are also considered under this policy.

5.12 It is important that existing employment sites in the District be retained, to ensure that there continue to be opportunities for people to live and work locally. This policy protects identified Key Employment Areas, which are identified on the Policies Map, for employment and follows a review of existing employment locations to ensure that a range of employment sites remain available across the District. It is also recognised that trade counters can play an important role in employment areas. However, this policy seeks to ensure that that trade counters do not undermine the employment uses.

5.13 This policy also seeks to ensure that there is flexibility in accommodating business needs in terms of commercial floorspace and allows for the development of small businesses that are playing an increasingly important part in creating a sustainable local economy, including through the expansion of existing sites. It is considered that this will assist businesses who cannot meet their current requirements within the existing stock, and will also help to support small and start-up units, as well as providing opportunities for businesses to move on to larger premises in the District as they grow.

Strategic Policy 7: Employment Development

Proposals for the upgrading and refurbishment of existing offices, industrial/business estates, premises and sites, that enable them to meet modern business standards and enhance the attractiveness of the District as a business location and appropriately resolve any issues arising from badly sited uses will be supported. In order to maintain and help meet the employment needs of the District up to 2036, the provision of employment premises and sites will be safeguarded, including office space in Horsham town centre and sites where employment development has been permitted but not yet commenced. This will be achieved through the following:

Key Employment Areas:

1. Key Employment Areas, as listed in Table 1 (below), will be protected for business, manufacturing, storage and distribution uses (B1, B2 and B8 Use Classes). Redevelopment in the Key Employment Areas must not result in the overall loss of employment floorspace unless it can be demonstrated that the loss is not significant, and would lead to a significant upgrade of the retained employment floorspace;
2. Proposals for alternative sui generis 'employment' uses within the Key Employment Areas, such as waste management facilities, will be supported where it can be demonstrated the proposal supports the integrity and function of the Key Employment Area and does not prejudice the operation of its employment uses; and,
3. Proposals seeking trade counters must demonstrate they are ancillary to an employment use and will not prejudice the operation of the wider employment area.

Other Existing Employment Sites:

4. Employment sites and premises outside Key Employment Areas will be protected for business, manufacturing, storage and distribution uses (B1, B2 and B8 Use Classes) and sui generis uses appropriate to the existing employment provision and location;
5. Proposals for ancillary trade counters and indoor leisure uses (D2 Use Class) may be supported where it can be demonstrated it will not prejudice the operation of surrounding employment uses; and
6. Proposals for other uses must demonstrate that both the premises and site are no longer needed and are no longer viable for employment use. The assessment of these will have regard to:

    a. Vacancy, including the reasons for vacancy and the length of time vacant,
    b. Evidence of active marketing that reflects the condition and local economic market within the terms of sale and, where applicable, rent. Active marketing will be expected to cover a period of at least a year with written confirmation from the commercial agent(s) regarding the redundancy and lack of viability of both the premises and site for employment.

All Existing Employment Sites:

7. The expansion of existing employment premises and sites will be supported where the expansion is in keeping with the existing scale of provision and local area, and

where it can be demonstrated that any adverse impacts would not significantly outweigh the benefits.

New Employment Sites:

8. New employment sites for B1, B2 and/or B8 use will be permitted in accordance with the spatial strategy for the District and the settlement hierarchy, and all other policies in the Development Plan as appropriate.

Table 1: Key Employment Areas

Site Name

Huffwood & Eagle Trading Estates, Brookers Road, Billingshurst

Daux Road Industrial Estate, Billingshurst

Gillmans Industrial Estate, Natts Lane, Billingshurst

Lawson Hunt Industrial Park, Broadbridge Heath

Mackley Industrial Estate, Small Dole

Blatchford Road, Horsham

Foundry Lane, Horsham

Nightingale Road, Horsham

Station Approach, Pulborough

Oakhurst Business Park, Wilberforce Way, Southwater

Water Lane Trading Estate, Storrington

Huffwood Trading Estate, and Star Road Partridge Green

Wiston Business Park, London Road, Ashington

Henfield Business Park, Shoreham Road, Henfield

Graylands Estate, Langhurstwood Road, Horsham

North Heath Lane Industrial Estate, North Heath Lane, Horsham

Parsonage Business Park, Parsonage Way, Horsham

Spring Copse Business Park, Slinfold

The Business Park, Maydwell, Slinfold

Southwater Business Park, Worthing Road, Southwater

Rock Business Park, The Hollow, Washington

Rosier Commercial Centre

Broadlands Business Campus

Oakendene Industrial Estate, Cowfold

Policy 8 - Rural Economic Development

5.14 Horsham District has a diverse urban and rural economy. It is predominantly rural in character. The main market town of Horsham is supported by a network of settlements and small villages in rural surroundings.

5.15 The rural character of the District means that the wider rural economy is important. This includes the economies of smaller villages and towns, agricultural and other land-based businesses, as well as tourism and leisure developments.

5.16 Over half of the Small Medium Enterprises (SMEs) in the UK are home-based and in our District, many of these businesses are in rural areas, providing the only employment in villages and hamlets. We need to retain this valued employment by affording these businesses the opportunity to expand near their home.

5.17 Maintaining the rural economy through appropriate development will be considered positively where it can be shown to support the meeting of rural community needs, and enabling the rural towns and villages in the District to remain self-sufficient and economically vibrant.

5.18 There is an ongoing need to maintain and enhance the rural economy. This includes diversification of rural employment space and maximising visitor spending through tourism across the District. The diversification of the use of farm buildings for communities and rural businesses will play a role in allowing local economies to continue to grow, expand, and change to meet modern demands. This diversification allows for the positive reuse of buildings, along with the sustainable use of resources, which has less impact on the rural landscape.

5.19 Neighbourhood Planning may also play an important role in identifying and promoting sustainable economic growth at the local level.

Policy 8 - Rural Economic Development

Sustainable rural economic development and enterprise within the District will be encouraged in order to generate local employment opportunities and economic social and environmental benefits for local communities.

Outside built-up area boundaries or secondary settlements, development, which maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity, will be supported in principle. Any development should be appropriate to the countryside location and must contribute to the diverse and sustainable farming enterprises within the District. In the case of other countryside-based enterprises and activities, development must contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside, and either:

1. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial or commercial site, within the existing boundaries of the site; or
2. For new buildings or development in the rural area, proposals will be supported where it can be demonstrated that criterion (1) has been considered first, and that the proposal will contribute to sustainable rural economic growth that supports balanced living and working communities.

Any proposal must demonstrate that it will not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area. Measures that will enhance biodiversity in and around the site will be supported.

Proposals must demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surroundings of the buildings or an alternative logical solution is proposed.

Policy 9 - Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses

5.20 Horsham District has a rural character, with a large number of farmsteads and other rural activities such as equestrian businesses. The stock of buildings which are suitable for conversion to other uses has fallen over time, but there will still be instances where proposals for the conversion of rural buildings come forward.

5.21 Given that the proposals for development will be in the rural areas of the District, it is expected that development may be 'isolated' to some extent, in that there will be a reliance on the private car to reach most services and facilities. It is therefore considered that any such proposals should be easily accessible by road. The local isolation of the development will also need to be considered. Buildings within an existing complex are, for example, less likely to have an adverse impact on the character of the surrounding landscape.

5.22 Given the rural location of these sites, applicants would need to be mindful of the potential impact of any proposal on biodiversity. Rural buildings may, for example, contain bat roosts or nest habitats for protected species such as barn owls. Applicants should therefore be aware that it might be necessary to undertake an ecological investigation and implement suitable mitigation as well as biodiversity enhancements in accordance with the Council's biodiversity policies.

Policy 9: Conversion of Agricultural and Rural Buildings to Commercial, Community or Residential Uses

Outside defined built-up areas and secondary settlements, conversion of agricultural, forestry or other rural buildings to commercial, community or up to 5 residential units, will be supported where the following criteria are met:

1. The buildings have been in use for commercial purposes for at least 10 years and the current use can be proven to be no longer necessary, or would otherwise secure the future of an existing heritage asset;
2. The existing building is not so derelict as to require substantial reconstruction;

3. The site is served by an existing metalled road or other suitable access to the local road network;
4. It can be demonstrated that every reasonable attempt has been made to secure a commercial use of the building in the first instance via active marketing for a minimum period of 12 months. **Active marketing will be expected to cover a period of at least a year with written confirmation from the commercial agent(s) regarding the redundancy and lack of viability of both the premises and site for commercial use**;
5. The proposed conversion is acceptable in its setting by virtue of its siting, form, scale and existing architectural merit, and it can be demonstrated it would lead to an enhancement of the immediate setting through the architecture, landscape design and materials;
6. The proposals would not adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area. Measures that will enhance biodiversity in and around the site will be supported.
7. Community uses will be considered favourably where it can be demonstrated that they will enhance or maintain the vitality of rural communities.

Policy 10 - Equestrian Development

5.23 Equestrian-related development is important to the rural economy of the District. Development of this nature needs to be of high quality and appropriate to its location, particularly in designated areas such as the High Weald Area of Outstanding Natural Beauty (AONB).

Policy 10 - Equestrian Development

Equestrian-related development will be supported provided that:

1. It can be demonstrated that the re-use of existing buildings on sites for related equestrian use is not appropriate before new or replacement buildings are considered;
2. The proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings;
3. The proposal should, where possible, be well related to a bridleway network.

Strategic Policy 11 - Tourism Facilities and Visitor Accommodation

5.24 Tourism is an important source of local employment and promoting the tourism offer of the District is one of five priorities set out in the Horsham District Economic Strategy 2017-2027. The Council's “Visitor Economy Strategy” (2018-2023) highlights that the visitor economy accounts for 6.1% of all jobs in the district and, if Horsham District follows national predictions, could be set to grow by 3.8% per annum by 2025. In 2015 there were a total of 3.1 million day and overnight trips to the District, generating an estimated total spend of £178.4 million. Whilst this demonstrates the importance of

the visitor economy to the District, the performance of this sector could be stronger, particularly when compared to regional and national growth.

5.25 The District has a rich and diverse offer of cultural and leisure activities. We have invested in and residents benefit from good quality cultural assets. Horsham town is the focus for cultural facilities such as the Capitol Theatre and Horsham Museum. There are also main town centre leisure activities such as a cinema, bowling, sports facilities and hotels. The rural area has strategic scale facilities such as Southwater Country Park and the Downs Link, a recreation route that passes through the District linking Guildford and Shoreham-by-Sea. The South Downs National Park adjoins many of the settlements in the south of the District that have the potential to benefit from the visitor economy in this area.

5.26 Tourism plays a big role in our economy and the District has some fantastic tourism businesses. We are keen to maximise the potential of the visitor economy, most crucially by encouraging more overnight trips. The District needs more accommodation, but this needs to be linked to the distinctive offer of the District, capitalising on the local gastronomy, the traditional English landscapes, the vibrant market towns and villages, lively festivals and farmers' markets, the District's heritage assets and ease of access to the South Downs National Park and the High Weald Area of Outstanding Natural Beauty. The “Horsham District Hotel & Visitor Accommodation Study” (2016) presents key findings on the specific type of accommodation that is required in the District. This document or any subsequent update can help to inform decision-making on applications for tourist accommodation.

5.27 The promotion of tourism often provides the means of conserving the heritage and enriching the quality of life. There are opportunities to improve the tourism 'product' of the District through appropriate management and promotional initiatives; it will also be important to encourage the retention of existing facilities and new development which meets the objective of facilitating sustainable tourism and economic growth within the District.

5.28 We will aim to take a proactive stance to encourage local tourism within the District. Within this overall philosophy, the approach towards encouraging tourism will vary across the District according to the characteristics of the local area. The emphasis is on:

- supporting high-quality tourism facilities and visitor accommodation that enhance the visitor economy with sensitively designed development that minimises any adverse impacts on individual settlement characteristics, landscape character and the environment;
- supporting appropriate facilities in towns and villages in the District and maximising the potential of settlements in the southern part of the District to benefit from their proximity to the South Downs National Park; and
- supporting facilities that are in keeping with and complement the rural hinterland that surround Horsham town and other settlements.

5.29 In the rural areas we will support initiatives that seek to develop the tourism opportunities associated with rural diversification, including recreation-based farm diversification, if they are of a scale and type appropriate to their location.

Strategic Policy 11 - Tourism Facilities and Visitor Accommodation

Proposals which enhance the visitor economy through the redevelopment of an existing site, or the provision of new facilities for visitor accommodation and/or tourism facilities will be supported where it can be demonstrated that proposals:

1. Reinforce the local distinctiveness, and demonstrate how the District's tourist offer will be improved or enhanced. This may include the retention of heritage assets within the District, including the return of a historic property to active use;
2. Contribute to the retention and enhancement of existing facilities;
3. Increase accessibility to the District's tourist facilities and/or visitor accommodation through sustainable modes of travel;
4. Relate well to their surroundings and are sensitively designed to avoid harm to the townscape or landscape character and the wider environment

Outside defined settlement boundaries, proposals should also:

a. Seek to re-use existing buildings in the first instance.
b. Develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside.

Proposals that result in the loss of visitor accommodation, visitor attractions or cultural facilities in the District will be resisted unless evidence of marketing with a reputable specialist agent at a realistic price that reflects the value of the business is provided. Evidence of the non-viability of the existing business will also be required.

Retail

The following issues have been identified and are addressed through the policies in this strategy.

- Horsham Town is the main retail centre in the District. It serves as a hub for many other settlements in the District and is a destination of shopping choice for some other parts of West Sussex and Surrey.
- Areas of Horsham town centre such as East Street, Market Square and Piries Place, together with the arrival of key stores such as John Lewis have added to the vibrancy and success of the town. There is a need to continue to build on this success.
- The Conservation Area, pedestrianisation, markets, outdoor events and entertainment, cultural facilities and Horsham Park all contribute to the ambience and visitor experience in Horsham Town. These matters all need to be taken into account when considering development of Horsham town centre.
- Shopping habits are changing with increased reliance on online retail. This is placing pressures on all retail centres across the District.
- Uses that fall outside traditional retail use classes, such as dentists or leisure uses, can potentially help to attract a wider range of people and contribute to the health of a centre.
- Independent retailers, markets, cafes and restaurants are distinctive features in Horsham, which will be supported.
- Residential uses in the town centres can add to their vitality but the potential for conflict between residential requirements and lively town centre activities will need to be considered.

5.30 Retail plays a key role in the wider economy of Horsham District: 10% of employment in the District is in the sector. As well as offering employment opportunities to local people, retail and other main town centre uses provide goods and services to residents and other businesses in the District. Town and village centres provide an important function in contributing to well connected, sustainable and healthy communities. They provide spaces for interaction and collaboration, and meet a broad range of needs for both residents and visitors.

5.31 The Horsham Town Retail and Leisure Study (2017), and other studies indicate that Horsham town centre is generally functioning well, with capacity for some additional retail development. Redevelopment at the Bishopric and Piries Place have helped to increase the scale, range and diversity of the offer within the town. Their focus extends beyond retail, including leisure and recreation provision and contributing to the visitor economy.

5.32 Successful town and village centres must seek to provide an enhanced range of services, attractions and facilities in order to increase the time people want to spend in these spaces. Horsham town centre is an attractive and welcoming centre with a robust presence, which performs well in the current economic climate and has strong prospects for maintaining and enhancing its competitive position in the sub-region. The reports outlined above identify a number of positive features of Horsham town centre including a high number of independent retailers, cafés and restaurants and an attractive historic environment. In conjunction with stakeholders, and through collaboration and active measures such as town centre management, the role of the centre servicing Horsham District will be reinforced. Some smaller centres throughout the District have capacity for enhancement and broadening of their offer.

5.33 The role of both residential and employment (particularly B1) uses in supporting the vitality and buoyancy of town and village centres is acknowledged. It is vital that a balance which allows retail and leisure uses to flourish alongside these other uses is achieved. No one element of the District's centres should negatively impact the success and viability of another.

5.34 The continued promotion of a “Town Centres First” strategy will help to support the economic health of our town and village centres and the longer term interests of customers and other town centre users. In smaller towns and villages, maintaining a retail offer may present a greater challenge, given the requirement on both large and small retailers to ensure physical outlets remain commercial and competitive, whilst reflecting changes in the nature of demand and the pattern of supply in the delivery of local goods and services (e.g. the increased role of online shopping).

5.35 The role that residential uses play in improving the vitality of retail centres is acknowledged, as is the importance of a strong non-retail employment presence (such as offices). However, there is a need to balance the potential for any conflict between these uses.

5.36 These policies seek to improve the vitality and viability of the existing centres in the District so they are best able to meet the needs of communities. It is also recognised that centres created through new development will play an important role in meeting communities' needs.

Strategic Policy 12 - Retail Hierarchy and Sequential Approach

5.37 This policy establishes a hierarchy of retail centres in the district with the intention of directing uses and activities that enhance their attractiveness as places to visit, and support their economic health, towards these centres.

5.38 Horsham town centre is the District's primary centre and is the retail, commercial and civic heart of the District as well as a sub-regional destination. Positive measures which enhance Horsham town centre as the primary centre are encouraged. The District's other retail centres will be supported and enhanced through a number of positive and promotional measures that seek to support the centres.

5.39 It is recognised that the role of town and village centres is changing and that in future town centre uses may be more varied, but should still maintain a high level of retail use. It is also important that development proposals within the District's retail centres respect and promote the unique historic character of the centres, which provide their setting.

5.40 Proposals for town centre uses will be assessed according to the hierarchy set out under Policy 12. In all instances, Town Centre uses will normally be expected to be located within the defined town centre boundaries. Exceptions to this policy may be acceptable, where it can be demonstrated that specific objectives would be met and where opportunities would be seized for enhanced retailing and wider community benefits. Applications for retail development outside of centres will be required to include a retail impact assessment where the total retail floorspace of the scheme would be 500m^2 or more, as justified within the evidence base.

5.41 In order to meet these objectives, planning conditions and agreements may be used to ensure that Town Centre First principles are maintained.

Policy 12: Strategic Policy - Retail Hierarchy and Town Centre First Principles

Retail Centre Hierarchy

1. Development proposals within existing retail centres will be supported where they promote or protect the following hierarchy:

Primary Centre	Horsham Town
Secondary Centres	Billingshurst
	Henfield
	Pulborough
	Southwater
	Steyning
	Storrington
Local Centres	Smaller villages and local shops

2. The Council will seek to protect and enhance the character and diversity of existing retail centres. Development proposals will be supported where they can demonstrate that they will beneficial to their vitality and viability of the centre, and contribute to a diverse range of suitable town centre uses which generate footfall, including retail, leisure, entertainment, recreation, arts, culture, business or commercial uses.

Town Centre First

3. Proposals for town centre uses, including new retail stores, superstores, extensions to existing retail units, recreation, leisure and entertainment uses will be expected to be located within the main shopping area as defined on the proposals map and at a scale appropriate to the settlement hierarchy. Where this is demonstrated not to be a viable approach, proposals should be located within the defined town or village centre boundary.
4. Broadbridge Heath Quadrant (Policy 5) is recognised as the only out-of-centre location where main town centre uses will be considered acceptable, subject to meeting other policy requirements and providing the uses enhance the District's retail offer and meet wider community requirements.

Local Threshold for Retail Impact Assessments

5. Planning applications for edge or out-of-centre retail development schemes of 500m^2 or more must undertake a full and detailed impact assessment which demonstrates that they will not have a significant adverse impact on local retail centres, either on their own or cumulatively.

Strategic Policy 13 - Town Centre Uses

5.42 The District's town and village centres are essential as the focus for community life, providing a range of uses and services for everyday domestic and other needs in an accessible and convenient form, usable by a wide cross-section of the community and underpinning the attractiveness and historic character, which the community cherishes.

5.43 Retail has been the traditional core function of town and village centres. All centres are facing challenges around their future role, together with concerns over viability with emerging retail trends, patterns of economic prosperity and rationalisation of service distribution. This policy therefore supports the Town Centre First approach and the need for adjustment, diversification and innovation in the range of uses in town and village centres.

5.44 The policy supports the ongoing vitality and viability of centres across the District by:

- supporting flexibility, diversity and dynamism in town and village centres,
- encouraging a balance of uses which increase daytime footfall and/or promote the evening economy of the town where appropriate,
- safeguarding their retail functions, acknowledging that centres must retain a strong retail offer,
- managing the change of use of units where appropriate,
- encouraging appropriate, accessible and well-connected development.

5.45 Main town centre uses are those, which are retail based, or may be naturally associated with a town centre as the focus of a community or number of adjacent communities. These uses may relate to leisure and recreation, such as restaurants, coffee shops, bars and pubs, hotels, or clinics or health and fitness centres.

5.46 The policy recognises the value of non-A class uses, such as D1 or D2, and the importance of balancing a strong retail core with flexibility around uses which will promote footfall and increase dwell time.

5.47 A proposal for a main town centre use (as defined in the glossary of this document) will be assessed according to a test where town centre uses will be expected to be located within the defined centre boundaries and preferably within the main shopping areas. Where suitable sites are not available to meet an identified need and this cannot be resolved by flexibility in terms of format and scale and other issues such as car parking, proposals will be expected to locate on suitable sites adjacent to the town centre, which are easily accessible and where they can be well served by public transport.

5.48 Out of centre sites will not normally be considered suitable for town centre uses.

Strategic Policy 13 - Town Centre Uses

1. Main town centre uses will be encouraged within defined town and village centres. Main shopping areas and primary retail frontages have been defined for Horsham town and larger village centres and are defined on the Proposals Map.
2. Proposals for main town centre uses will be supported within the defined town and village centre boundaries, providing they are of an appropriate scale to the centre and maintain or improve the character, quality, function and vitality of the centre as a whole. Proposals must relate well to, and be well connected with, defined primary frontages and main shopping areas where these exist.

Changes of Use

3. Proposals for the loss of A1 uses at ground-floor level in primary frontages, or the creation of floorspace at ground-floor level not intended for A1 use will be supported providing that:

    a. for **Primary Retail Frontages**

        i. The proposal remains as an A2 or A3 use,
        ii. There will be no harmful impact on the vitality and viability of the centre.
        iii. Active frontages will be retained

4. Where an A3, A4 or A5 use is proposed, applications must be accompanied by a statement giving full details of means of control of emission of fumes, storage and disposal of refuse and means of insulation.
5. Changes of use to A5 will be required to demonstrate adequate parking nearby in order to ensure delivery and collection vehicles do not cause disruption or harm the amenity of residences or businesses located nearby.
6. Non-A Class uses will be supported where it can be demonstrated that the proposal will support or enhance the vitality and viability of the centre and provide a balance of uses which increase daytime footfall and/or promote the evening economy of the town and that active frontages will be retained.

Marketing of Property for Change of Use

7. Where the loss of a main town centre use is proposed in Primary or Secondary Frontages evidence must be submitted which demonstrates the property has been continually, actively and effectively marketed for at least 12 months at an appropriate rent (based on three comparable shop rents within the same centre) to establish the use is no longer of commercial interest.

Small Scale development

8. Proposals for small-scale retail development or extensions to existing village shops and retail units, outside the defined town and village centre boundaries, will be allowed where it will not significantly undermine the vitality and viability of the nearest defined retail frontage or town and village centre.
9. The Council will favour change of use of A1 to other A class uses over change of use to residential in the first instance and A5 will only be appropriate where it does not lead to an over concentration of this use. Proposals for other A Class uses and proposals for residential must demonstrate that the retail unit is no longer viable.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Chapter 6: Housing

This document will address the following issues:

- The Government is seeking to deliver a step change in housing growth. This means that the District's population will continue to rise over the next 20 years. There is a need to ensure that everyone can access good quality housing to meet the needs of a mixed population and support the economy.
- There will be significant growth in the population of older people, and in particular, the number of people aged 75 or over. There will also be growth in the number of people with long-term health problems or disabilities. There is a need to plan for the specific needs of an increasingly elderly population, including a growing requirement for retirement homes, residential care homes and smaller units.
- Although there is a high percentage of elderly residents, there are also a large number of families. Housing that is provided must also meet the needs of families. There is a higher than average proportion of 4-bedroom homes in Horsham District, whereas the significant need for family and single-person homes is better met by less expensive 1-3 bedroom homes. Therefore, more homes of a more modest size are needed in future.
- The median house price in Horsham District is around 14 times higher than average annual earnings. The cost of private renting also remains high. This creates a high demand for affordable housing, which is available at less than market value. The high cost of housing can act as a barrier to suitable housing for those who wish to live and work in the District (e.g. young people). Housing needs to be available to all. This includes providing higher levels of social/affordable rented housing whilst looking at measures to ensure that housing is more generally affordable (e.g. to first time buyers) and through other mechanisms including self and custom build.
- The settlements of Horsham, Billingshurst, Broadbridge Heath and Southwater have accommodated large developments in recent years, but pressure for housing development remains. Care needs to be taken to ensure communities can absorb changes that have taken place to allow stable, cohesive communities to thrive and that development can be built out at a rate that is in keeping with market demand.

Housing Need in Horsham District

6.1 In 2019, the population of Horsham District has been estimated at 141,717. This compares to 131,300 at the time of the 2011 Census. The Government is committed to delivering a step change in the number of houses that will be built in the coming years, and it is predicted that the population will grow by another 17,658 or 12.5% over the 20-year period to 2039. The main elements that make up the changes to population are natural changes (the number of births and deaths) and migration, where people move both in and out of the District. Most of this movement is relatively local, from within and around Sussex and the south east / London but a smaller amount is from further afield. The population estimates indicate that the population in all age groups will grow, but by far the highest growth will be seen in the over-65 population (and especially in the over-75s). There will also be strong growth in younger age groups including those of working age. This will mean that the District will need to provide more jobs in future to ensure there are new job opportunities available for the growing population.

6.2 To ensure that the Government commitment to delivering more homes is met, national planning policy has introduced a new method of calculating housing need and provision has changed since the adoption of the Horsham District Planning Framework. All local planning authorities are required by the Government to calculate a 'local housing need' figure, based on a 'standard methodology'. This consists of the following:

1. Calculate *projected household growth* over a ten-year period (i.e. the total number of new households expected to materialise), then
2. Apply an *adjustment based on affordability* (this is done by comparing average incomes to average house prices).

6.3 As the projected household growth numbers are set out at a national level by the Office for National Statistics, **local planning authorities do not have discretion to change this calculation, or in any way influence its outcome.** Furthermore, national policy makes clear that local planning authorities are expected to provide enough new housing each year to meet at least this number, in order to be considered a 'sound' Plan.

6.4 The standard methodology calculation for Horsham District is calculated as **965 dwellings per annum**. This is equivalent to providing a minimum of **17,370 homes** in the period between 2019 and 2036.

Wider Housing Need and the Duty to Co-operate

6.5 Horsham District does not exist in isolation and the vast majority of the District falls within an area known as the North West Sussex Housing Market Area. This area includes the whole of Crawley Borough, much of Mid Sussex District and a small area of Reigate and Banstead Borough in Surrey. The legal Duty to Cooperate requires the District to consider how much additional development can be accommodated in a way that helps address the unmet housing need of other districts in the surrounding area.

6.6 Through a long history of joint working, commencing prior to the legal 'Duty to Co-operate' requirements, the authorities in this area have worked together to ensure that the housing need in the housing market area has been met. Under the current Local Plan, we are providing 150 homes a year to meet housing needs that cannot be met within Crawley's administrative area. The ongoing housing development at Kilnwood Vale to the west of Crawley was developed in partnership with Crawley Borough Council as part of a Joint Area Action Plan.

6.7 The standard housing methodology calculation has resulted in increased housing requirements not only in Horsham District, but also in Crawley Borough and in Mid Sussex. This places an increased challenge on all three authorities in seeking to accommodate these additional housing requirements. Crawley Borough Council is currently reviewing its Local Plan, and due to the constrained nature of the borough, which is built up to its administrative boundaries, they have identified that they will not be able to meet a significant proportion of their identified housing needs in their Plan period. The precise amount of unmet need will need to be confirmed through the Examination of the Crawley Local Plan but is potentially around 400 homes per year. However, this Council will continue to work with the authorities in the North West Sussex Housing Market Area through the Duty to Co-operate process to determine how this challenge can best be met.

6.8 A small part of Horsham District also falls within another housing market area – the Coastal Housing Market Area. This housing market area is primarily focused on the settlements of Brighton & Hove, Shoreham and Worthing but extends northwards into the southern part of Mid Sussex District, and covers the settlements of Steyning, Upper Beeding and Henfield in the south east of Horsham District. The settlements on the south coast have identified that they have unmet housing needs as they are constrained by the coast to the south and the South Downs National Park to the north. Whilst the precise level of unmet need is still the subject of Duty to Co-operate discussions, the evidence suggests that there is an overall unmet housing need of around 2,000 homes per year in the wider Coastal Area. It should be noted that nearly all of this need arises from the seaside towns, which are some distance from the southern boundary of Horsham District and separated from most of Horsham District by the South Downs National Park. Nevertheless, opportunities for helping to meet the unmet housing need arising from neighbouring districts and boroughs to the south will need to be considered.

6.9 In addition to the unmet housing needs from Crawley and the South Coast, other authorities in Surrey and the south London Boroughs have indicated that they also have unmet housing needs. In total, the unmet housing needs across the different authority areas comes to around 3,000 per year in addition to the requirement of 965 homes each year for this district. At the current time, this Council has a good track record of housing delivery and we have been able to meet our current housing target of 800 homes per year. The first requirement for the preparation of our Local Plan is to meet our own housing requirement derived from the standard housing methodology. Market forces, the need to deliver additional infrastructure and the physical availability of land for development mean that it will not be possible for this District to accommodate all of these unmet needs. In seeking to determine the amount of additional housing that this District may be able to deliver, it will be necessary to prioritise meeting the needs of authority areas with the closest links to this District in the first instance.

House sizes, types and affordability

6.10 In addition to understanding the number of homes that it is required are built in the District in the Plan period, it is important that the homes are the right size, type and price. To understand more about the housing needs of our District, a study known as a Strategic Housing Market Assessment (SHMA) has recently been undertaken.

6.11 The SHMA has assessed the level of affordable housing need in the District. The median house price in Horsham District was £380,000 in 2018 – this is around 14 times higher than average annual earnings. The cost of private renting also remains high, with median monthly rents of around £1,000 per month. It is considered that the high cost of housing in the District is a significant barrier to younger people and families being able to work and live in the District. There is therefore a high need for a range of different types of affordable housing. There is also a need to ensure that the types of homes that come forward are a mix of sizes and include smaller dwellings.

6.12 Horsham District has a relatively high proportion of the population aged over 65. In 2017, the percentage of over 65s was estimated to be 18.4%. This is likely to increase to just under 30% by 2039. As we age, there is an increased chance of a long-term health problem or disability, and the number of older people who have mobility difficulties and conditions such as dementia will rise. It is therefore important that housing provision meets the needs of the older population. Some of these homes will need to provide specialist support. For example, sheltered housing has an on-site

warden, and extra-care housing has tailored clinical services on-site. Others may simply be designed to be smaller and suited to those with limited mobility.

Policy 14 - Housing Provision

6.13 As well as working to meet increased housing demand, we will continue to promote economic growth and discourage long-distance commuting. Additional homes will be provided to meet this need and in order to support the wider economy of the Gatwick Diamond and beyond.

6.14 Horsham District has an objectively assessed 'local housing need' of 965 homes per year. However, as explained in earlier paragraphs, the Duty to Cooperate requires the District to consider how much additional development can be accommodated in a way that helps address the unmet housing need of other districts in the surrounding area. It is considered appropriate to test the deliverability and impacts of three potential overall level of housing growth. These are explained in the table below:

1000 homes per year	This would meet the minimum local housing need as determined using the Government's standard formula. This would fully address the housing need in Horsham District, together with the 5% buffer that is required to provide flexibility, but would not provide any additional housing towards the unmet housing needs of Crawley and the Coastal Sussex area.
1,200 homes per year	This would meet the local housing need and 5% buffer. It would also provide around 200 homes each year to help meet the unmet housing needs of Crawley in particular, and a small element in the Coastal Sussex area.
1,400 homes per year	This would meet the local housing need and 5% buffer and provide around 400 homes each year to help meet the unmet housing needs of Crawley and the Coastal Sussex area.

6.15 This ongoing level of growth is unprecedented, and it will be important to test how these homes could be delivered on an ongoing and sustained basis for the whole plan period. Each of these figures is being tested through a range of assessment processes including the following:

- Strategic Housing and Employment Land Availability Assessment (SHELAA). This tests the suitability, availability and deliverability of individual sites
- Environmental, economic and social sustainability through the Sustainability Appraisal and Strategic Environmental Assessment Process
- Infrastructure requirements including Strategic Transport modelling and the scope for mitigation
- Deliverability, in relation to both infrastructure requirements and the market's ability to bring forward the required number of homes each year.

6.16 The long term deliverability of housing over the plan period is a significant challenge for the District. Firstly, the level of housing growth will require a high degree of additional infrastructure, such as road improvements or sewage treatment works in order to meet the needs of the new population. (It should however be noted that this infrastructure will not resolve existing deficits, as development need only provide infrastructure to meet the needs of the new development). These upgrades often have long lead in times which may therefore limit the amount of housing which can come forward until these upgrades have been provided. In addition, the Council does not have any direct control over housing delivery rates. It will therefore be necessary for the Council to consider whether there will be sufficient market demand for very significant levels of housing delivery either in the district as a whole, or in / around particular villages and towns. There is also no guarantee that there will not be issues outside our control (such as a national economic downturn) which would limit the delivery of homes.

6.17 It will be necessary to allocate new sites for housing to meet our future housing numbers. This is important because when sites are allocated for housing development, they can take time to be completed. All sites need to gain planning permission, and undertake site preparation works, as well as delivering any infrastructure that might be needed before houses can be built. In addition, if too many houses are built on a site in one year, they will not sell. This means that the total number of homes that will be built on a sites of more than 50 to 100 homes do not all take place in one year. The number of homes that are completed each year varies between 50 and 300 homes each year, depending on the site. To meet our housing target options of 1,000 to 1,400 homes each year the Council will therefore need to identify a number of housing sites rather than just one strategic site. This will include a mix of very large strategic scale sites together with smaller scale sites. This types of different housing site are identified in policy 14 below.

Housing Number Options

The work to understand the suitability, sustainability, delivery and infrastructure implications is ongoing and your views on these issues are important to us and will feed in to the options that are taken forward for examination.

Which of the housing options above do you think the Council should set as our housing number?

If you think the number should be different to the above what level of growth do you think we should provide. What evidence do you have for this?

What do you consider to be the challenges to this Council in bringing forward the increase in housing development to meet the Government's unprecedented change in housing growth?

Strategic Policy 14 - Options for Housing Growth

The Local Plan will make provision for a significant number of homes and associated infrastructure within the period 2019-2036. The options for overall housing growth being tested as part of the preparation of the Local Plan are:

1. 965 homes per year, to meet the objectively assessed local housing need;
2. 1,200 homes per year, to meet the local housing need and also meet some of the unmet housing need in neighbouring authorities;
3. 1,400 homes per year, to meet the local housing need and make significant inroads into the unmet housing need in neighbouring authorities.

The figure to be determined will be achieved by:

a. Homes that are already permitted or agreed for release, including previously allocated strategic sites at Land North of Horsham (2,750) and Land West of Southwater (600), Land at Kilnwood Vale (2,500) and Land South of Billingshurst;
b. Housing completions (which will be known at the time the Local Plan is submitted);
c. Allocation of large Strategic Sites that provide 800 homes or more
d. Smaller Scale allocations to be allocated in this Local Plan or in Neighbourhood Plans and
e. Windfall units, including 10% provision on land less than 1ha.

Potential Housing Allocations

Identification and Assessment of Potential Housing Sites

6.18 To understand what sites may be available for housing development, the Council held a 'call for sites' in 2018, with an update to the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) published in January 2019. Some 500 sites were put forward to the Council for consideration for a range of different types of development, although the vast majority (around 450) indicated that the site should be considered for residential development, either in whole or in part. These sites range in scale from those promoting development of five homes up to large scale developments of several thousand homes.

6.19 The SHELAA that was published in early 2019 gave an indication of the sites that were considered to have potential for development when assessed under the policy requirements of the current Horsham District Planning Framework. As this Plan has to be reviewed every five years, it was considered that the proposed development sites needed further consideration but without the existing local policy constraints.

6.20 A set of Site Assessment Criteria were devised to ensure that each proposed development site could be assessed in more detail, on a consistent basis. A key requirement of the Site Assessment criteria was that they took account of the suitability, availability and deliverability of the land. These criteria were shared with site promoters and a further opportunity was provided for site promoters to submit information to the Council to help support the assessment of land against the criteria. The results of the site assessment are set out in more detail in the Horsham District

Regulation 18 Site Assessment Report. The key considerations as part of this process are summarised in the following paragraphs.

Site Suitability

6.21 Paragraph 8 of the National Planning Policy Framework (NPPF) sets out the definition of sustainable development in relation to the planning system. It makes clear that development should pursue economic, social and environmental objectives in mutually supportive ways and that opportunities should be taken to secure net gains in each area. Sites were therefore assessed against fourteen criteria derived from these NPPF criteria in order to attain an overall assessment of site suitability.

6.22 The NPPF states that certain assets, including Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and irreplaceable habitats such as ancient woodland should be protected. Sites located fully within such areas were therefore considered not to be suitable and were excluded from further assessment.

6.23 The NPPF is also clear that planning policies which lead to isolated developments in the countryside should be avoided. The Council is of the view that development on land which does not adjoin existing built-up area boundaries and is not of a sufficient scale to bring forward new services and facilities on site, would lead to isolated rural development which perpetuates unsustainable lifestyle patterns. These sites were also excluded from further assessment. The suitability of sites was assessed using a Red/ Amber/ Green rating as follows:

	Very Positive Impacts
	Favourable Impacts
	Neutral Impact
	Unfavourable Impacts (where there is potential for mitigation)
	Very Negative Impacts (impacts unlikely / unable to be mitigated)
	Impact unknown / no information

Site Availability

6.24 The vast majority of sites that have been proposed to the Council can be considered 'available' for development during the plan period. There are however a small number of sites that are held on the Council's SHELAA database that have not been actively promoted for a number of years and for which the Council has not been able to obtain up to date information. These sites have therefore been considered not to be available over the Plan period and were excluded from further assessment.

Deliverability and Viability

6.25 Where sites were assessed to be available and suitable for development, the deliverability of the development was also considered. It will be necessary to bring forward housing development across the whole Plan period (i.e. to 2036), and sites were not excluded simply because they were not available for development in the short to medium term. Factors such as the complexity of land ownership and the extent of site assembly when determining when land could be brought forward were considered. The assessment process also took into account the scale and type of the site. Previous experience in Horsham District has demonstrated that larger scale strategic sites can take a number of years to allocate, gain planning permission and then build out, whereas smaller scale greenfield sites can often come forward much more quickly as they are less complex to develop. Brownfield land can also be more challenging to deliver if there are existing uses on site that have to be relocated or where past uses have led to issues such as ground contamination, which needs to be remediated.

6.26 The viability of sites is also important – in the current financial climate, on sites where there are not considered to be significant complex issues such as ground pollution or contamination, sites are likely to be financially viable. Further work will however be required to test all sites for their viability, taking account of the level of infrastructure provision that will be needed to support development together with other policy requirements, which will emerge through this Local Plan Review. This element of work will continue as the Local Plan progresses.

Development Quality

6.27 Where sites are judged to be suitable, available, deliverable and viable, the selection of sites for inclusion in the Horsham District Local Plan will also take into account the ability of the development to bring forward a scheme that is of high quality. It is recognised that what different schemes can deliver will vary – a site for 10 homes will by its nature have a different 'offer' to that of a large-scale strategic site. However, the Council has sought to understand the high-level vision that is being proposed for each site and the potential for sites to bring forward aspects such as high quality design, the key components that a site will bring forward and the benefits that may be provided to both new and existing residents.

Sustainability Appraisal

6.28 A sustainability appraisal has been undertaken to consider the relative sustainability of sites that were not 'screened out' at an earlier stage of the site assessment process. The appraisal considers how each site performs against 17 sustainability objectives, each of which relates to social, economic or environmental aims. The outcome of this is set out in the Preferred Options (Regulation 18) Sustainability Appraisal.

Shortlisted sites

6.29 Following the completion of the site assessment process, a number of larger scale strategic sites or locations (800 homes or more) have been identified which may have potential for housing development either as urban extensions or as new settlements, together with a number of smaller scale sites (up to around 500 homes) at locations across the District. Further detail on these sites is set out on the following pages, focusing first on the strategic scale sites, followed by smaller scale development.

Potential Housing Allocation Options

What are your views on the site assessment process, and the potential development sites that are identified in this and the supporting documentation?

How do you consider these sites would bring forward development that accords with wider sustainable development principles that balances the need for economic growth with social and environmental requirements as identified in the NPPF?.

Land at Adversane

insert map

Site Name: Land at Adversane	**SHELAA Reference:** SA597
Site Area	150 hectares
Site Description	The site is currently greenfield, and comprises primarily pasture and arable land interspersed with hedgerows and some smaller areas of woodland. The landscape is gently undulating, and is open in nature on the west of the proposed site close to the A29.
Summary of Proposal	Land at this site has been proposed as a strategic scale allocation for around 3,500 to 4000 units, of which approximately 2,000 could be delivered in the Plan period to 2036. The site promoters have indicated that they anticipate the delivery of 35% affordable housing. No specific land has been identified for Gypsy and Traveller accommodation at this stage. One new job is proposed per new dwelling with a new high street, library and country club/hotel that would be delivered in phases as the development increases in size. The site would be linked in employment and educationally to Brinsbury College to the south. Proposals for the site indicate that the scheme could provide funding towards school provision including Special Educational needs (SEN), health care provision and a range of community open spaces including parks, playing fields, community gardens and allotments. It is suggested that biodiversity net gain can be achieved through the provision of trees, hedgerows, habitats, watercourses, SUDs and the enhancement of existing assets on the site. The promoter has outlined that carbon impact could be minimised through a range of means from design, domestic Photo Voltaic cells, car clubs and electric car charging points. Although adjacent to a railway line, no new railway station is proposed although land would be safeguarded to allow this to come forward in the future. Enhanced bus services are proposed to Billingshurst and Horsham. Upgrades to the road network around the site are proposed – a new bridge over the railway removing the need to traverse the level crossing enabling its closure (part of the re-routing of the B2133) and a new roundabout junction between the B2133 and A29 (potentially a safer, part of the re-routing of the B2133)
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	

Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints. The land is not identified as being at specific risk from flooding, although any development that comes forward will need to ensure that no further risks are generated because of the development either on site or in the surrounding area. Although attractive, the landscape in the area has not been designated as being of importance. Nevertheless, it is recognised that a development of this scale will have significant changes on the settlement pattern and the wider rural character in this area. The potential for the coalescence of development between Billingshurst and Pulborough has been identified as a particular concern. The site is also located on the A29, which is of known importance for Roman archaeology, and there is also potential to impact on the listed buildings / Adversane conservation area. The site promoter has indicated that biodiversity gains could be provided on this site, and that existing key habitats and ancient woodland would be protected. Further work to understand the impact of this site on the Barbastelle bat - a protected species that roosts in the Mens Woodland, a designated Special Area of Conservation (which is of international importance) will however be required. The site promoter has also considered means to minimise impact on climate change with a range of measures proposed. However, further detail as to how this will be delivered would need to be explored. From an economic perspective, the promoters have identified clear links with Brinsbury College and have stated that the development will provide

	one new job per home, which would help to minimise additional commuting. However, there is a risk that development in this location may have an adverse impact on the vitality and viability of existing villages, including Billingshurst. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements and at this stage, it has been indicated that the level of affordable housing which can be provided would be around 35%. The ability to provide contributions towards a new school and SEND provision has also been identified, together with a range of other community benefits including healthcare provision. Further work is required to understand in more detail how the educational needs arising from this new development could be met, although it is recognised that this will to some extent depend on feedback from West Sussex County Council (WSCC). The potential of this location to deliver district-wide leisure requirements is not yet known, and further work to understand this wider offer will be required. A positive of this location is the potential in the longer term to explore the provision of a new train station, although at this stage it is by no means certain that this could be delivered. The site is relatively close to two existing stations (Billingshurst and Pulborough) with the potential for a shuttle service identified. It is considered that development in this location would have some traffic impacts upon the A29 and B2133 and within Billingshurst, Pulborough, Adversane, West Chiltington and surrounding area and there is currently a lack of endorsement from Network Rail for the provision of a new bridge over the railway which forms part of the re-routing of the B2133 and may potentially prejudice the vibrancy of the proposed new High Street.
Deliverability	The site promoters own much of the site outright. Where the land is not in direct ownership, the site has the necessary legal agreements in place to deliver this scheme. It is not considered that the total number of homes proposed could be delivered in the Plan period - at the current time it is considered that a more realistic level of delivery is around 2,000 homes. At this stage, the promoter has stated that essential infrastructure would be delivered early or at a pace with the housing development. There is a risk that as this site is in close proximity to Billingshurst, which is currently experiencing expansion and where additional land is being proposed for further development. There is therefore a need to understand in more detail any potential for this to affect market absorption and delivery of housing in this area.
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. The site promoters are established developers with a track record of delivery. However, this development will as a new settlement need to provide new infrastructure and the cost of this together with other mitigation measures will need to be carefully tested to ensure the scheme can be delivered effectively.

Development Quality	The promoters have a clear vision to provide a high quality new settlement, which has a clear sense of place. Proposals include the delivery of housing and of supporting infrastructure, which keeps pace with the housing growth. Work on the detailed design has not yet been finalised, but the promoter has indicated that it would draw on local materials and make use of design codes.

Land East of Billingshurst

Insert site map

Site Name: Land East of Billingshurst	**SHELAA Reference:** SA118
Site Area	Up to 90 hectares
Site Description	The site comprises agricultural fields bounded by hedgerow and trees, which contains a number of paths used by residents of Billingshurst for informal recreation. To the west of the site lies the village of Billingshurst although this is largely screened by a tree belt. It also wraps around Rosier Business Park, which lies adjacent, and the railway line. The site is bounded to the west by the A272, and to the north land is currently being brought forward for a development of around 475 homes.
Summary of Proposal	Land at this site has been proposed for up to 1,200 units as an urban extension of Billingshurst. The site promoters have indicated that the site could come forward in two phases-up to 800 north of the railway line and a further 400 to the south. The site promoters have indicated that they anticipate the delivery of 35% affordable housing. No specific land has been identified for Gypsy and Traveller accommodation at this stage. Proposals for the site indicate that the development could contribute towards the provision of the primary school, which has been identified on land to the north and land made available for a pub or restaurant. There is some small-scale potential for some additional employment near the existing Rosier business park. Access to the site would be obtained from the A272 and the promoters have indicated that they would enhance pedestrian and cycle connectivity with the existing village centre.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	

Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints. The land is not identified as being at specific risk from flooding, although any development that comes forward will need to ensure that no further risks are generated as a result of the development either on or offsite. Although attractive, the landscape in the area has not been designated as being of landscape importance. Nevertheless, it is recognised that a development of this scale would have significant changes on the settlement pattern and the wider rural character in this area. The character of the area is, however, changing because of the ongoing housing development to the north. The site is close to some listed buildings and the design of any development would need to take account of the setting of these buildings to minimise any potential harm to their setting. The site promoter has not committed to providing biodiversity net gain, although they have indicated that existing key habitats and ancient woodland, including the Local Wildlife Site at Wilden's Meadow would continue to be protected. Further work to understand the impact of this site on the Barbastelle bat will be required. This is a protected species and roosts in the nearby Mens Woodland, which is designated as a Special Area of Conservation and is of international importance. The site promoter has not specifically focused on measures to minimise impact on climate heating beyond existing technologies and keeping pace with changes to building control. From an economic perspective, the promoters have identified some limited potential to provide additional commercial land. The site is close to existing employment sites in and around Billingshurst, which would provide opportunities to live and work locally. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements and at this stage, it has been indicated that the level of affordable housing which can be provided would be around 35%. No provision to meet Gypsy and Traveller requirements have been identified. The ability to provide further contributions towards a new primary school has been identified, but this school has not yet commenced and there is no on-site SEND provision. It is known that the Weald Secondary school is reaching capacity and there is therefore a need to understand in more detail how the needs arising from this new development could be met, although it is recognised that this will to some extent depend on feedback from WSCC. The proposals are not sufficient in scale to contribute towards an additional GP surgery. The promoters indicate the existing health facilities but further understanding of the capacity of existing facilities and if any contribution is necessary will need to be obtained before

	securing any housing development on the site. The development of this location could potentially lead to the loss of informal recreation land, although it is recognised open space provision would be incorporated into the proposals. The potential of this location to deliver District-wide leisure requirements is not yet known and further work to understand this wider offer would be required. The site is close to the existing services and facilities in Billingshurst, including the railway station. The site promoters have identified that pedestrian and cycle access will be provided. However, the site would still generate traffic impacts, particularly on the A272 and the proximity to the railway bridge and issues of road safety have been identified as concerns. The portion of the site south of the railway line is somewhat isolated from the land to the north and from the existing settlement: this may limit community cohesion in this section of the development. Development in this location has the potential to increase demand for retail in Billingshurst but this is balanced against the lack of any proposals by the site promoter to bring forward any benefits or upgrades that would also benefit the existing community.
Deliverability	The site has the necessary legal agreements in place to deliver this scheme during the plan period and complete 1,200 homes by 2036. As this site is in close proximity to Billingshurst, which is currently experiencing expansion and is another location proposed for further development, there is a need to understand in more detail how this development could affect market absorption and delivery of housing in this area.
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. The site promoters are established developers with an extensive track record of delivery. However, the proposals are focused on the delivery of new housing with limited provision of community facilities.
Development Quality	The promoters have a vision for the proposed housing development, which includes good walkable links to the village centre, and rail station. However, the proposals are focused heavily on the delivery of housing rather than a wider consideration of how they contribute to wider place making and the benefit for the existing community as well as any new residents. As an extension of Amblehurst Green to the north, there is a risk this proposal could result in limited diversity in design.

Land West of Billingshurst

Insert maps

Site Name: Land West of Billingshurst	**SHELAA Reference:** SA744, SA642 (includes SA225), SA668
Site Area	75 -100 hectares
Site Description	The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees. Some isolated mature trees are present within some of the fields. The north eastern parcel is relatively flat. The land north of the A29 undulates with a tree-lined valley running east to west through the middle. The land slopes down from the north east to the south and west with a medium slope. The site is separated from the rest of Billingshurst to the east by the A29, which adjoins the site. To the south, west and the north the site is countryside and is very rural in character.
Summary of Proposal	A number of parcels of land have been promoted for development to the west of Billingshurst. To the north, land is promoted for around 850 to 1000 dwellings. Land to the south has been identified for around 500 -750 homes. The site promoter to the north has indicated that the development could provide 35% affordable housing and specific elderly care provision. Potential to deliver accommodation for Gypsies and Travellers has also been identified by this promoter. Promoters of this site have all indicated that land would be provided for a new primary school and other forms of community provision, including health care. Both site promoters indicate that open space and a country park would be provided. Landscape-led design and garden suburb principles would be incorporated into the development. The promoters of the northern segment also indicate that they could achieve biodiversity net gain and outline measures such as hedgerow planting and woodland and wetland provision. Access to the site would be obtained from the A272 and the promoters have indicated that they would enhance pedestrian and cycle connectivity with the existing village centre. Land at Platts Roundabout has recently gained development consent (subject to legal agreements) for a petrol filling station and some additional commercial units – these would provide employment opportunities and retail provision for new residents. The northern site promoter has stated a small amount of retail that would not conflict with the existing provision in Billingshurst could be provided. The promoter of the northern site has indicated that electric vehicle charging points would be provided and building regulations and design would contribute to reduced carbon emissions.
Site Suitability	**Red /Amber /Green Rating**
Landscape	

Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from specific environmental constraints. Although the site adjoins the river Arun, this area is not identified for development. Further work is however necessary to ensure no further risks are generated as a result of any development either on or offsite. Although not designated as being of landscape importance, the landscape in this area is attractive and undulating. Although geographically close to Billingshurst, its separation from the village by the A272 limits its relationship with the existing built form, and this relative isolation contributes to the very strong rural character in this area. As with any development at this scale, there would be significant changes on the settlement pattern and the wider rural character in this area but it is considered that the impact would be particularly high given the existing character and quality of the landscape. Were the northern section of this land to be allocated, the scheme - which is being promoted as separate land parcels - would lead to a disjointed settlement pattern. The site is close to some listed buildings and the design of any development would need to consider this to minimise any potential harm to their setting. The site promoter of the northern half of the land west of Billingshurst has committed to providing biodiversity net gain, but this is not the case for all promoters of land in this area. It is noted that the river Arun is a Site of Special Scientific Interest (SSSI), and further information is required to understand how damage to the quality of this habitat would be prevented because of the increased level and proximity of any development. The proposed site is also located in known flight paths of the Barbastelle bat, a protected species that roosts at the nearby Mens Woodland. This is designated as a Special Area of Conservation and is of international importance. Further work to understand the impact of this site on this protected species is required.

	Whilst the site promoter of the northern half of land west of Billingshurst has recognised that there is a need to minimise climate impacts, it does not focus on measures to do this and there is no commitment to new energy generation technologies, other than the provision of opportunities for electric vehicle charging. From an economic perspective, there is already development consent for the provision of additional commercial land, and the site is close to existing employment sites in and around Billingshurst, which would provide opportunities to live and work locally. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements. At this stage, it has been indicated that the level of affordable housing, which can be provided, would be around 35%, together with some specific elderly accommodation. The potential to meet Gypsy and Traveller requirements has also been identified. The ability to provide land for a new primary school has been identified – but additional land may be required for SEND provision. It is known that the Weald Secondary school is reaching capacity and there is therefore a need to understand in more detail how the needs arising from this new development could be met, although it is recognised that this will to some extent depend on feedback from WSCC. The site promoter of the northern half of land west of Billingshurst indicates that some land could be provided for additional health care if required. Further understanding of the capacity of existing facilities and if any contribution is necessary will therefore need to be obtained before securing any housing development on the site. It is noted that all site promoters state that a country park would be provided. However, as the sites are being promoted separately there are no links between the two, and the total size and need for such a space is not understood and appears very disjointed, rather than any form of comprehensive provision. In geographic terms, the land is relatively close to the existing services and facilities in Billingshurst, including the railway station. The site promoters have identified that pedestrian and cycle access will be provided. However, the land is separated from the existing built form of Billingshurst by the A29, and this does present a significant physical barrier in terms of accessing wider community facilities and the formation of a single larger community. Whilst it is recognised that new linkages can be provided, these will add infrastructure costs and will need very careful design to ensure that the necessary community cohesion can be provided. The site will still generate traffic impacts on the wider road network, particularly when combined with other nearby development. Further work to understand the impacts of this and what upgrades may be necessary is required.

	Development in this location has the potential to increase demand for retail in Billingshurst and the potential to provide more retail on some of the site is identified. However, there is no consideration as to whether there are any opportunities to bring forward any benefits or upgrades in the existing village centre, which would also benefit the existing community.
Deliverability	At the current time three separate land parcels are being promoted in this area – the site is not being proposed as a unified scheme. Due to the lack of a unified scheme, the allocation of the site in its entirety could lead to delayed or slow delivery if disputes arise between the site promoters: for example, in terms of identifying where and how infrastructure is provided. If a smaller land parcel were allocated, whilst this would be easier to deliver, the level of community facilities that would be delivered would be less comprehensive. As this site is in close proximity to Billingshurst, which is currently experiencing expansion and subject to other separate proposals for large scale strategic development, there is a need to understand in more detail any potential for this to affect market absorption and delivery of housing in this area.
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and the extent of community facilities that can be provided.
Development Quality	The promoters have a vision for the proposed housing development, which is, on the northern parcel, landscape-led and seeks to provide links to the existing settlement of Billingshurst. However the proposals are not well related to the existing settlement and will affect existing rural quality. Limited information is available as to the vision for any design principles or materials. Furthermore, the promotion of three separate schemes in this area has the potential to bring forward a disjointed scheme, which does not provide a successful new extension to Billingshurst with a clear sense of place.

Land at Buck Barn, West Grinstead

insert map

Site Name: Land at Buck Barn	**SHELAA Reference:** SA716
Site Area	180 hectares
Site Description	The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees. Some isolated mature trees are present within some of the fields. The northern section of the site slopes down towards a mature belt of trees, which bisects the site. The southern boundary of the site adjoins the A272 east of the Buck Barn crossroads junction with the A24. The western edge of the site adjoins the A24 at the southernmost extent of the site. The remainder of the western boundary of the site is formed by roads that are more rural. The Downs Link (a strategic recreation route between Guildford and Shoreham-by-Sea) adjoins the site to the east. Although adjacent to the busy road network, the area is predominantly rural in character although there are some urban influences including power lines that run east to west through the site.
Summary of Proposal	The site is proposed for a development of around 3,500 homes. The site promoter has indicated that the development could provide 35% affordable housing and specific elderly care provision. Potential to deliver accommodation for 15 Gypsies and Traveller pitches has also been identified by this promoter. Promoters of this site have all indicated that land could be provided for a new primary and secondary school and the developers could build out the education facilities if required. The site promoters would provide healthcare facilities and are a member of "Healthy New Towns Network," an organisation committed to prioritising health and wellbeing. The site would also provide new community facilities, a retail centre and a family pub-restaurant. Both site promoters indicate that open space and sports pitches, including a cricket oval, would be provided, as well as enhancements to the Downs Link. The site contains a Local Wildlife Site and ancient woodland. The site promoters have stated that they could provide biodiversity net gains, and that woodland and hedgerows would be retained wherever possible. Further enhancements would be provided with upgrades to the watercourse to provide water meadows. Access to the site would be obtained from the A272 and the promoters have indicated that they would provide enhancements to the A24; including a potential flyover at the Buck Barn crossroads and a Park and Ride scheme with bus connections to Southwater, Christ's Hospital railway station and Horsham. The promoter has indicated that Employment floorspace (B1, B2, B8 use class) could be provided but details in relation to this aspect of the scheme are limited.

	The promoter of the site has indicated that Electric Vehicle charging points would be provided and that all buildings would be built to a high standard following fabric-first approach, battery storage system / energy centre, and will aspire to zero-carbon and energy positive technology. No details are provided on renewable forms of energy on site.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints, although it is noted that some of the land is designated as ancient woodland. The land contains some watercourses, although no land at risk from flooding is proposed for development. Should development take place in this location, it will be necessary to ensure that no further risks are generated because of the development either on or offsite. Although attractive, the landscape in the area has not been designated as being of landscape importance. Nevertheless, it is recognised that a development of this scale will have significant changes on the settlement pattern and the wider rural character in this area. The landscape contains some sensitive areas, particularly to the north. The site is close to some listed buildings and the design of any development would need to take account of the setting of these buildings to minimise any potential harm to their setting. The proposals do not intend to remove the power lines across the site that would have a landscape impact, and if the site were allocated, would lead to implications for the layout of any scheme. The site promoter has committed to providing biodiversity net gain, but further information is required to understand how this will be achieved. The site is relatively close to Cowfold, with direct road access to this settlement from the proposed site via the A272. The centre of Cowfold has been designated as an Air Quality Management Area due to poor

	air quality that has predominantly arisen because of high traffic volumes in this area. There is potential for additional traffic generated by this proposal to have an adverse impact on the air quality of this area, which will need to be understood and mitigated. Measures such as electric vehicle charging have been proposed as potential mitigation in this respect. The site promoter has recognised the need to minimise climate impacts but although they are proposing to minimise energy use of the buildings and the provision of electric car charging points and provision for new vehicles provision of renewable energy technologies on site is not proposed. Although the site will provide additional retail and economic development, the details on how this would be provided are still emerging and at this stage, it is not clear whether one job per new home would be provided. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements and at this stage, it has been indicated that the level of affordable housing which can be provided would be around 35%, together with some specific elderly accommodation. The potential to meet Gypsy and Traveller requirements has also been identified. The ability to provide land for a new primary and secondary schools has been identified and at this stage, there appears to be potential for the developer to build them if required. Further detail on the provision of new schools will be needed but to some extent, this will depend on feedback from WSCC. The site promoter has indicated that some land could be provided for additional health care if required, together with community facilities and open space. Further understanding of the capacity of existing facilities and if any contribution is necessary will therefore need to be obtained before securing any housing development on the site. An additional health benefit on this site is the proposal to ensure that healthy lifestyles are incorporated into development from the outset. The site is relatively remote from existing settlements (8km from Horsham), and there is no railway station nearby. It is however recognised that upgrades to the existing road network would be required and that there may be potential to provide cycling opportunities due to the proximity of the Downs Link, together with upgrades to bus services and a Park and Ride. The precise nature of their delivery and the details as to how a Park and Ride would work and be effective in reducing car use has not been fully demonstrated. The site will still generate traffic impacts on the wider road network, particularly in combination with other development and this will require further study in terms of the level of mitigation that may be required particularly along the A24 and A272 corridors. Development in this location will generate additional retail demands – it is noted that some of this will be met on site but further understanding

	of the impact that this may have on other settlements in the surrounding area will be necessary.
Deliverability	The site is being promoted by a single developer and there are two current landowners with the land under option. This is considered to minimise the risk of delivery in this location. It is not considered that the 3,500 homes proposed could be delivered in the Plan period - at the current time it is considered that a more realistic level of delivery is around 2,000 to 2,500 homes. At this stage, the promoter has stated that essential infrastructure would be delivered early. The site is however in relatively close proximity to Southwater which is subject to existing and 'promoted' expansion – thus cumulative impact may affect market absorption and delivery of housing in this area
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities that are provided.
Development Quality	A clear vision for the site has been identified, based on Garden Community Design Principles and in accordance with the Healthy New Towns Network principles. Having a single developer could limit the diversity in design resulting in a less 'organically' evolved settlement

Land West of Crawley

Insert Map

Site Name: Land West of Crawley	**SHELAA Reference:** SA101 – Land West of Ifield & SA291 – Land West of Kilnwood Vale
Site Area	Land West of Ifield – 170ha Land West of Kilnwood Vale - 20ha
Site Description	The site primarily comprises arable and pasture fields bounded by hedgerows and mature trees together with a golf course. Some isolated mature trees are present within some of the fields. The wider area of study is located north of the A264 from Faygate in the west and extends in an arc north west towards Crawley, Gatwick Airport and the A23. To the east, the site adjoins the neighbourhood of Ifield, in Crawley and Gatwick Airport is to the north, both of which are key urban influences in this area. Although adjacent to the busy road network, and close to the urban influences, the area is predominantly rural in character including areas of Ancient Woodland.
Summary of Proposal	An area of search has been identified which sweeps in a broad arc around the western edge of Crawley from Faygate in the south west around to Crawley and Gatwick in the north east. Homes England, who are promoting much of this land, consider that there is potential for up to 10,000 homes which could be delivered as three new neighbourhoods of Crawley. The first of these is being promoted on the Land to the West of Ifield. All the land being proposed for development is located within Horsham District, but a small portion of the wider site lies within Crawley Borough (Ifield Brook Meadows Local Wildlife Site and Local Green Space). Further land within the area of study is being promoted for housing development to the west of Kilnwood Vale, where the development of a new neighbourhood is currently ongoing. In isolation, this parcel of land is being promoted for around 800 homes. (This would form part of any wider proposal for 10,000 homes were the site to be allocated for this scale of development). It has been indicated by the promoters of the wider site that the 10,000 homes would provide a minimum of 35% affordable housing. Potential to deliver accommodation for 15 Gypsies and Traveller pitches has also been identified by this promoter with a specific land area identified to the Council through a recent call for Gypsy and Traveller sites. All promoters of the land have indicated that land would be provided for education, including early years, new primary and secondary schools together with SEND provision. The site promoters would provide healthcare facilities which, if a scheme of 10,000 homes were to come forward, could be delivered comprehensively. The site would also provide new community facilities and a retail centre for each new neighbourhood together with a family pub / restaurant. Both site promoters indicate that open space and sports pitches would be provided –a target of 50% of the land being open space has been identified.

	The site contains a number of Local Wildlife Sites, a Site of Special Scientific Interest (SSSI) and ancient woodland that would require continued protection. The site promoters have committed to 10% biodiversity net gains and have indicated that they will protect Ifield Brook Meadows and provide a wider flood alleviation scheme. Homes England have indicated that the delivery of 10,000 homes to the West of Crawley would attract government backing to deliver a link road around the western edge of Crawley from the A264 to the A23 south of Gatwick airport. Other proposals in this area also include extensions of the Crawley Fastway bus service. The promoter has indicated that new employment floorspace (B1, B2, B8 use class) could be provided and Homes England have indicated that 10,000 new jobs would be created – one job per new home. The promoter of the northern site has indicated that electric vehicle charging points would be provided and have made a commitment to energy efficiency and sourcing energy from non-renewable sources including schemes such as district heating, solar power and ground source heat pumps.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Development of the land to the west of Crawley presents a number of environmental challenges. The land contains some watercourses, and although no land at risk from flooding is proposed for development, some wider flood alleviation measures are required in this area. Should development take place in this location, it will be necessary to ensure that no further flood risks are generated because of the development on or offsite. An additional challenge will be the need to ensure that

	wastewater treatment capacity is available to prevent impacts on water quality. A new wastewater treatment works may therefore be required, particularly if a development of 10,000 comes forward. The landscape west of Crawley, whilst visually attractive, has not been designated as being of national landscape importance, although the Land West of Kilnwood Vale and the southern edge of the area of study adjoins the High Weald Area of Outstanding Natural Beauty. The potential impact on this landscape area will need to be considered taking account of the local value of the area for local residents. In addition, there are a number of areas of historical importance on the western edge of Crawley – including Ifield Village Conservation Area and a number of listed buildings including a Grade I Listed church. It is recognised that a development of this scale will have very significant changes on the settlement pattern and the wider rural character in this area, and a particular concern is the potential for coalescence between Horsham and Crawley. Any development would need to be informed by a detailed understanding of the landscape character, setting and heritage appraisal. The setting of Ifield Village Conservation Area would need to be respected. Should land be allocated in this location, there will need to be serious consideration to the potential for a Greenbelt designation in this area to minimise the risk of further coalescence between Horsham and Crawley and maintain both Horsham and Crawley's character both of which have a countryside setting. Links from the western side of Crawley into the open countryside would need to be maintained. The site promoter has committed to providing biodiversity net gain but further information is required to understand how this will be achieved, particularly as there are a number of parcels of land in this area that are already designated for their wildlife importance. The proximity of some of the land to Gatwick Airport may also limit the type of enhancements that can be achieved to avoid any increased risk from bird strike at the airport. The location of the site so close to Gatwick Airport also presents challenges in terms of ensuring that any future residents are not adversely impacted by noise or poor air quality – further work to understand the impact this may have is still required. The site promoters have recognised the need to minimise climate impacts, and has identified ways to reduce reliance on carbon as an energy source and ensure energy efficiency. In common with other site promoters, further understanding of how this would be delivered is still required. Development of the wider 10,000 home scheme would in particular need to be designed to exemplar sustainability standards. There are opportunities to take advantage of a masterplanned approach and economies of scale, designing in tight energy and water efficiency targets from the outset in order to futureproof for a zero carbon future and changing climate. The need to ensure continued economic growth has been identified by the site promoters and a positive element of these proposals is a commitment to providing one new job per home. The level, type and location of employment land to be provided within a development in this

	area will need to be informed by the outcomes of the Northern West Sussex joint evidence and ongoing work with Gatwick Airport. It is clear that a strategic scale development, particularly for 10,000 homes, has the potential to deliver a very significant proportion of the Council's housing requirements. There is also potential to deliver a portion of those that have been identified as part of Duty to Co-operate discussions, particularly in the North West Sussex housing market area, and those that may also be derived because of any forthcoming expansion at Gatwick Airport. At this stage, it has been indicated that the level of affordable housing, which can be provided, would be around 35% together with some specific elderly accommodation. The potential to meet Gypsy and Traveller requirements has been identified. The opportunity to provide land for new primary and secondary schools and SEND provision has been identified. The promotion of this scheme by Homes England is likely to assist in terms of being able to attract Government backing to ensure such provision can be made when they are needed. Further detail to confirm this will be required but the provision of new schools will to some extent depend on feedback from WSCC. It should be noted Crawley has an existing known need for additional secondary school provision, in addition to any requirements arising from the development itself. The site promoter has indicated that some land could be provided for additional health care if required, together with community facilities and open space. Again, the promotion of this scheme by Homes England is likely to assist in terms of being able to attract Government backing to ensure they can be provided in a timely manner, although more certainty from the NHS is also required. Further work to understand how the design and layout of any proposals can contribute to healthy lifestyles is required to ensure that these are incorporated into new development from the outset. The site is located at the heart of the Gatwick Diamond, close to both Crawley and Horsham. Rail access in these areas is generally good as is the high quality bus network in Crawley. There is potential for the Fastway bus service to be extended. However, it is recognised that congestion on the roads in and around Crawley is a particular issue. A key benefit of this scheme is the potential to attract Government backing to bring forward a link road from the A264 to the A23 north of County Oak within Crawley and for this to be delivered in its entirety before the completion of any properties. It is however noted that the route and design of any such road will be critical to take account of the nature conservation sites and volume of traffic passing through the new communities, including bus priority measures, and should be designed to enable the prioritisation of cycling and walking and connectivity by public transport. Development in this location will generate additional retail demands – it is noted that some of this will be met on site, but the impact that this may have on Crawley town centre and Horsham will also be an important consideration.

Deliverability	The land for 10,000 homes is being promoted by Homes England, but at this stage it is not possible to demonstrate at the level required at a Local Plan Examination that the land has been assembled and that the site could therefore be delivered. However, both the land west of Ifield and the Land West of Kilnwood Vale are subject to options which could ensure that these parcels of land could be delivered during the plan period. There is significant potential for this scheme to deliver much-needed infrastructure. This would need to be delivered as part of an agreed masterplanned framework that could deliver up to 10,000 homes. The nature of the proposal which is being promoted by Homes England could help to secure Government funds to bring this forward. Without such government support, the delivery of such a site together with the necessary infrastructure could be very challenging. There are a number of constraints in this area that could lead to the development impacting on biodiversity, flooding and heritage, and it is affected by noise impacts from Gatwick Airport. Whilst there is potential for mitigation, these issues will need to be resolved and together with the proposal scale of development in this location, the rate at which the scheme can come forward and be delivered may slow the rate at which development can initially commence. The delivery of 10,000 homes would extend beyond the plan period, although the extension to Kilnwood Vale and the proposals west of Ifield have the potential to be built out over the plan period. The land west of Crawley is close to existing areas of new housing development, both at Kilnwood Vale and Land North of Horsham. Such a significant scale of growth in this location has the potential to affect market absorption and delivery of housing in this area. The site adjoins the administrative boundary of Crawley and any development in this area would have a significant impact on this settlement. Horsham District Council has a record of joint working with Crawley, for example the Joint Area Action Plan, to bring forward Kilnwood Vale. It would be expected that joint working to bring forward an expansion of Crawley would also take place should this site come forward. From previous experience, it is known that to be effective joint working does take time, and again this could have an impact on the commencement of development in this location.
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities that are provided. There is potential for Government backing of infrastructure provision in this area that may assist with the viability and delivery of necessary infrastructure.
Development Quality	A clear vision for the site has been identified, based on Garden Community Design Principles. Homes England have also identified the need to ensure the longer-term stewardship and management of any new community, which may come forward in this location. Further detail is required to understand how new development will be designed to ensure exemplar new neighbourhoods.

Land at Kingsfold

Insert map

Site Name: Land at Kingsfold	**SHELAA Reference:** SA459
Site Area	177ha
Site Description	The landscape is predominantly agricultural and rural in character. The site is dominated by the Sutton and Mole Valley railway line, which divides the site into eastern and western parcels. There are tree belts and wooded areas (including designated Areas of Ancient Woodland) that divide the western and eastern parcels of land into smaller fields. Boldings Brook is in the eastern part of the site, surrounded by mature vegetation. The western parcel inclines from the lower land level of the railway line upwards to the A24 Dorking Road in the west. To the east of the railway line, the land is relatively flat until it meets Boldings Brook, where it inclines eastwards to meet Langhurstwood Road and Friday Street. The land in the south eastern part of the site is relatively flat and well screened by existing trees and hedgerows.
Summary of Proposal	The site is proposed for a development of 1,000 dwellings across five new villages, centred on the existing settlement of Kingsfold and along the A24. Development is proposed both east and west of the railway line. It has been indicated that the site could deliver 35% affordable housing together with sheltered accommodation or care home to meet the needs of the elderly population. Land is available for Gypsy and Traveller accommodation. Promoters of this site have all indicated that land could be provided for early years (up to 5 years of age), a new primary school together with early years and SEND. No secondary school has been identified. The precise educational requirements would require further feedback from WSCC. The promoter has stated a contribution could be made towards health care including land for a new facility if required. It is proposed that open space and sports pitches would be provided together with local shops and village facilities. The site contains a number of areas of ancient woodland that would require continued protection. The site promoters have committed to biodiversity net gains. It is noted that the road upgrades to the A24 would lead to the loss of some ancient woodland. It is proposed that the scheme would deliver an A24 relief road around the settlement of Kingsfold together with other traffic calming measures. Potential for a new parkway station (including relocation of Warnham Station) has been identified.

	The promoter has indicated that a significant new area of business floorspace would be provided with this development providing 75,000m^2 business community (B1, B2 & B8 uses) and at least one new job per home. The promoter of the northern site has indicated that electric vehicle charging points would be provided and has made a commitment to energy efficiency and sourcing energy from non-renewable sources, including schemes such as district heating, solar power and ground source heat pumps.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints. The land contains some watercourses, although no land at risk from flooding is proposed for development. Should development take place in this location, it will be necessary to ensure that no further risks are generated as a result of the development either on or offsite.

	The landscape in the area has not been designated for its importance, but it has a strong rural character, and due to its undulating nature is highly visible from a number of vantage points. A development of this scale would have very significant changes on the settlement pattern creating a linear urban form along the A24, and altering the very rural character of this area. The site is close to some listed buildings and a number of these are highly visible in the landscape and would be adversely impacted by development in this location. The site promoter has committed to providing biodiversity net gain but further information is required to understand how this would be achieved, particularly as the proposals would result in the loss of an area of ancient woodland (an irreplaceable habitat) to bring forward the new road upgrade. The site promoter has recognised there is a need to minimise climate impacts, and has identified the potential for land within the site area to be used for solar panels. It is noted electric vehicle charging points would be provided as part of the development. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements and at this stage, it has been indicated that the level of affordable housing which can be provided would be around 35% together with some specific elderly accommodation. The potential to meet Gypsy and Traveller requirements has also been identified. The development of this site would not form a single new settlement, but would be a series of interlinked hamlets. None of these individually or cumulatively would be of a sufficient size to be self-contained and offer the full range of services and facilities required to meet the day-to-day needs of its residents. Residents would, therefore, be reliant on the services and facilities in nearby Horsham and North Horsham (and to a lesser extent, Warnham). Furthermore, the positioning of the Sutton and Mole Valley Railway line severs the proposed site into separate eastern and western parcels. Improved pedestrian and cycle connections can be demonstrated to improve connectivity between the two parcels, however, no vehicular access is proposed across the railway line and access to some key facilities such as the local school may be difficult and unlikely to generate community cohesion. The Transport Strategy submitted with the proposals suggests that the site provides a number of sustainable transport options but there is concern that these options are limited. The upgrade to the A24 would provide road enhancements in this area but the development would in itself generate additional vehicle journeys to Horsham or Surrey to the north, as the proposal would not provide a comprehensive range of services and facilities. The site promoters have suggested the provision of a new parkway station would improve connectivity, although there is no evidence that Network Rail or the train operating companies have endorsed this as a feasible option and further certainty would be required in relation this upgrade. Pedestrian and cycle access from the site to the main town of Horsham is considered to be poor, with the main route via the A24 which is inappropriate for pedestrians

	and cyclists. Other surrounding routes, such as Langhurst Wood Road / Friday Street are also not considered suitable as they are rural roads with no footways. Although the site promoters also suggest that the public right of way (No 1421) provides connectivity to the North Horsham strategic allocation, this is over 2km away and therefore not considered to be within an easy or reasonable walking distance. The proposals would result in a significant amount of employment space, forming an extension to the existing Broadlands Business Campus, brought forward by an experienced commercial developer and, from an economic perspective, it is acknowledged that the site could have potential for additional employment development given its proximity to the existing employment space at Broadlands.
Deliverability	The land is in the ownership of relatively few landowners and is being promoted by a single site promoter. The upgrades to the A24 which would support this scheme would impact the deliverability of this scheme in terms of when development could commence. It is however anticipated that 1,000 homes and the business park have the potential to be delivered in the plan period.
Viability	At this stage, it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities which are provided. The funding and delivery of the relief road for a scheme of this size is untested and would require further detailed investigation.
Development Quality	A key concern with these proposals is the provision of homes in a series of separate villages. The linear form of this development with the lack of a road link across the railway line is unlikely to result in a cohesive new community. There will still be reliance on Horsham to the south for services and facilities and this could generate additional infrastructure pressures in the town.

Land at Mayfield - North East of Henfield

Insert map

Site Name: Land at Mayfield, North east of Henfield	**SHELAA Reference:** SA414
Site Area	310ha
Site Description	The landscape in this area is rural with much of the land in agricultural use, interspersed with hedgerows and tree belts. There are some existing rural businesses within the site, and a formal garden (Sussex Prairie Garden) which is a local tourist attraction from late spring to mid-autumn. There is some localised urban intrusion from pylons which cross the site. The site is relatively flat, with some gentle undulations. The character of the site is relatively enclosed in the north and more open in the south, from where there are clear views to the South Downs National Park. The landscape beyond the site is also countryside, although the village of Henfield is close to the south western boundary of the site.
Summary of Proposal	The site is proposed for around 7,000 dwellings, although this would not be completed within the Plan period. It has been indicated that the site could deliver 35% affordable housing together with sheltered accommodation or care home to meet the needs of the elderly population. Land is available for Gyspy and Traveller accommodation. The promoter of this site has indicated that land would be provided for early years, new primary and secondary schools, early years and SEND provision. The potential to link to Plumpton College has also been highlighted as a possibility. The promoter has stated a new healthcare facility would be provided together with a range of other community facilities including a main town centre and two neighbourhood centres, a hotel, sports hub, open space, leisure and community facilities. The site contains two areas of ancient woodland that would require continued protection. The site promoters have committed to at least 10% biodiversity net gains. The promoters state that the scheme would deliver a link road to the A23 and the site promoter indicates that a public transport corridor, active travel corridors and a transport hub would also be provided as part of the development. The promoter has indicated that around 7,000 new jobs (1 job per new home) would be provided through the provision of new employment spaces (primarily B1 and B8 uses) and through the community and retail uses on the site. It is stated that carbon impact will be minimised through design of the development and through on-site low carbon and sustainable energy generation (including Electric Vehicle charging points, car club, domestic Photo Voltaic cells).
Site Suitability	**Red /Amber /Green Rating**

Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints. The land contains some watercourses, although no land directly at risk from flooding is proposed for development. Should development take place in this location, it will be necessary to ensure that no further risks are generated as a result of the development, not only onsite but also downstream where winter flood events are already known to arise and are well documented. The landscape in the area has not been designated for its importance, but it has a strong rural character. A development of this scale will have a very significant impact on the settlement pattern and the wider rural character in this area. It is recognised that there are proposals to replace the electricity pylons with underground cables, which would provide some landscape benefit. The southern section of the site is open in nature and has the potential to adversely impact the setting of the South Downs which is clearly visible from this section of the site. The south western edge of the site is also relatively close to Henfield. This village is also facing significant development pressure and there is a risk in the longer term of the potential for the existing and new settlement to coalesce. The site contains some listed buildings, the setting of which may be affected, but these are limited in number particularly when the overall site area is taken into account. The site promoter has committed to providing biodiversity net gain, and to retaining existing features such as hedgerows and ancient woodland. The site is relatively close to Cowfold and Hassocks. The centre of Cowfold and land around Stonepound Crossroads in Hassocks have been designated as an Air Quality Management Area

	due to poor air quality, which has predominantly arisen as a result of high traffic volumes in these areas. There is potential for additional traffic generated by this proposal to have an adverse impact on the air quality of this area, which would need to be understood and mitigated. The development may also need to provide new sewage treatment facilities to ensure that water quality in the area is not adversely affected. The site promoter has recognised the need to minimise climate impacts, and has identified the potential for land within the site area to be used for solar panels. It is noted electric vehicle charging points would be provided as part of the development. It is clear that a strategic scale development has the potential to deliver a large proportion of the Council's housing requirements and at this stage it has been indicated that the level of affordable housing which can be provided would be around 35%, together with some specific elderly accommodation. The potential to meet Gypsy and Traveller requirements has also been identified. The proposals would provide for a range of community facilities and services in order to ensure that any new settlement can become a self-sustaining community. Further work is required to understand whether these facilities would be sufficient to offset pressure on existing settlements (e.g healthcare) and the timing of any delivery will be critical in order to minimise pressures on existing services, particularly in the early stages of any development. The potential for adverse impacts on nearby settlements - for instance, retail centres in Henfield or villages and towns in Mid Sussex District - will also need to be explored in more detail. The site is in a very rural location and is not accessed directly by any A roads. The nearest railway stations are in Hassocks and Burgess Hill, followed by Shoreham-by- Sea on the south coast. Although a link road to the A23 has been proposed, it is likely that additional traffic generated by the development will create pressure on the narrow rural roads in this area. However, it is recognised that the scheme will seek to minimise car trips and provide pedestrian, cycling and bus services. The proposals have identified that 7,000 new jobs would be generated as a result of development in this location. It is however noted that the site has been proposed in part to help the unmet housing needs in both the Gatwick Diamond and coastal West Sussex areas. This site is not particularly close to either the key employment areas of Crawley and Gatwick, or those on the south coast. If development in this location is to genuinely meet these unmet housing needs, it is expected to generate out-commuting from this area by some residents to reach employment.
Deliverability	The land is in the ownership of a number of landowners. Options agreements are being sought by the site promoter, but at this stage some areas of the site are still under negotiation. At the current time, the ability of the site to demonstrate delivery at a Local Plan Examination is not yet fully demonstrable. Some of the initial land promoted to the Council is now not thought to be available. The site is

	a new settlement and would require the delivery of a range of new infrastructure. It is considered that this will also have an impact on when development in this location could commence and on the initial rates of delivery. The site adjoins the administrative boundary of Mid Sussex and any development in this area will have a significant impact on this District, particularly in terms of the provision of a new road to access the A23. Horsham District Council has previous experience of joint working, working with Crawley Borough Council to prepare a Joint Area Action Plan to identify and bring forward development to the west of Crawley at what is now Kilnwood Vale. In order for development proposals to maximise their success, joint working is clearly beneficial. Given the proximity of this site with Mid Sussex District and the proposal for a link road which would be within this authority area, it will be necessary to engage and work with Mid Sussex. Our previous joint working experience has demonstrated that this is a process which takes time, and additional delays may arise due to the fact that Mid Sussex District is not at the same stage of Local Plan preparation as this Council. These factors are likely to impact on any commencement date at this location were the site to be allocated. It is also noted that the site is close to Henfield which is subject to existing and 'promoted' expansion – thus cumulative impact may affect market absorption and delivery of housing in this area.
Viability	At this stage it is considered that there is potential for the development on this site to be viable. However further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities which are provided together with the delivery of the employment offer in this location.
Development Quality	Promoters have a clear vision for the development. The proposed new market town will be based on the best principles of Garden Town development – seeking to design a characterful, permeable and liveable community. The promoter has recognised the need to consider long term stewardship and management of the community. It has been indicated that a design code would be produced to ensure high quality design and product mix.

Land at Rookwood, Horsham

Insert Map

Site Name: Land at Rookwood	**SHELAA Reference:** SA394
Site Area	39ha
Site Description	The site currently comprises a golf course with a mix of open fairways, greens and areas of rough grassland and trees. The site is bounded to the west by the A24 and to the north by the A264. The site is divided into a northern and southern section, separated by the B2237, Warnham Road. The northern section of the site adjoins Warnham Nature Reserve to the east, and the southern section of the site adjoins the built form of Horsham, in a predominantly residential part of the town. The eastern boundary of the site in this location is formed by Boldings Brook.
Summary of Proposal	The site could provide around 900 -1000 dwellings and is being promoted as an urban extension of Horsham. It has been indicated that the site could deliver 35% affordable housing. No land has been identified for Gypsy and Traveller accommodation. The promoter of this site has indicated that a primary school could be provided on the site. There may also be potential for SEND provision in this location. The proposal would provide a community hub and together with some small-scale local retail provision. No specific health care centre is identified as it is indicated needs could be met within Horsham town. The scheme would provide biodiversity net gain with significant provision of open space, a woodland park and green links throughout the development, with a strong buffer to protect Warnham Nature Reserve to the east. It is stated that carbon emissions would be minimised through design of the development and would provide Electric Vehicle charging points. The promoter has stated that development which comes forward would be delivered to high quality design principles including enhanced pedestrian and cycle links.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	
Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	

Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	The proposed site is currently in use as a golf course, located on the western edge of Horsham. The landscaping of the existing site is therefore man-made rather than natural, and consequently is not subject to any landscape designation. The site is located inside the A24 and there are therefore close links to the existing built form of Horsham town. The proposed scheme seeks to incorporate green spaces and landscaping throughout the development which would mitigate against the loss of the existing landscape. It is also noted that the promoter will ensure that biodiversity net gains are provided and that the adjoining nature conservation site – Warnham Local Nature Reserve - together with the historic mill building will continue to be protected. The western edge of the site to the south of the B2237 is Boldings Brook, a tributary of the River Arun. The river floodplain is not proposed for development and a range of enhancements to this area have been identified. Nevertheless, should development take place in this location, it will be necessary to ensure that no further risks are generated because of the development either on site or downstream. The site promoter has recognised the need to minimise climate impacts, and has stated that the design of the development will be to high energy efficiency standards and will provide electric vehicle charging points as part of the development. However, further work is required to understand the extent to which enhancements above building regulations and the use of low carbon / renewable energy sourced could be achieved. It is clear that a strategic scale development has the potential to deliver a good proportion of the Council's housing requirements and at this stage it has been indicated that the level of affordable housing which can be provided would be around 35%. The provision of housing in the Horsham area would deliver housing in a key area of demand. No potential to meet Gypsy and Traveller requirements in this location has been identified. The proposals recognise the need to provide additional community facilities and include a primary school, community hub and a small element of retail. Given the proximity of the site to Horsham town centre, which has District level services and facilities (including swimming pools, cinema, theatres and Horsham Park) any new residents would also be able to easily access these facilities. The wide range of retail in Horsham town centre would be close and accessible to new residents living in this location. It is however noted that the northern section of the site is relatively isolated from the rest of Horsham, which has the potential to impact the community cohesion of

	this element of the site. It is also recognised that the site is currently in use as a golf course, which provides leisure and recreational opportunities and this would be lost were this proposal to come forward. It is understood that demand for golfing is falling, and that pay and play facilities are available elsewhere, but this will need to be clearly demonstrated. It is noted that the open space within and adjoining the built development would help to provide informal leisure and recreation opportunities. The site is directly accessible to the A24 with the A264 to Crawley directly adjoining the northern edge of the site. There are two railway stations within Horsham (Horsham and Littlehaven) which are accessible from this location. It is noted that pedestrian and cycle facilities will be incorporated into the design of the site. Existing bus services link to the site and could be linked in to the site to help reduce reliance on the private vehicle. The site does not promote additional employment land. The site is close to a range of employment opportunities within Horsham town. Opportunities for home working will be supported through the provision of full fibre broadband. It is however considered that further work is required to understand whether some small element of office space or hubs could be provided in the community hub.
Deliverability	The land is currently in use as a golf course and the land will not be available for development until 2022/2023. The site is currently in public ownership and it is expected that the site could be delivered within the Plan period. It is also noted that the site is within Horsham town and although this is an area of high housing demand, there is a high level of development ongoing in this area including Land North of Horsham. There is therefore a risk that there may be cumulative impacts affecting market absorption and delivery of housing in this area
Viability	At this stage it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities.
Development Quality	The site promoter has a clear vision for the development based on very high quality design and landscaping with green open spaces and views incorporated throughout the development, seeking to provide a characterful, permeable and liveable community.

Land West of Southwater

insert map

Site Name: Land West of Southwater	**SHELAA Reference:** SA119
Site Area	140 ha
Site Description	The site currently comprises arable and pasture land interspersed by hedgerows and larger areas of woodland. Overall the site is rural in character, particularly to the west. To the east and south there are more urban influences where the site adjoins Worthing Road and the Horsham District Local Plan allocation of 594 homes.
Summary of Proposal	The site is proposed for around 1,200 dwellings and is being promoted as an urban extension of Southwater. It should be noted that Berkeley Strategic Land are currently building 594 dwellings and community facilities on adjoining land to the south of this site. In addition, the draft Southwater Neighbourhood Plan has identified land for 450 homes within this site area, comprising 350 units and a further 100 units for elderly accommodation. No land has been identified for Gypsy and Traveller accommodation but the landowner has indicated that they are willing to explore provision in their wider land ownership. Homes on the site would meet both older people and key worker provision. A commitment to providing affordable housing on the site is identified but the level is not specified. The promoter of this site has indicated that land for an all-through school, including a primary and secondary school and SEND provision, together with sports and leisure facilities for use by the whole community could be provided. The proposal would provide a community hub, together with some small-scale local retail provision to complement Lintot Square. Community use at Great House Farmhouse is proposed. A public square and outdoor event space would be provided. No specific health care centre is identified as it is indicated needs could be met at the existing centre in Southwater. The scheme would provide 8% habitat biodiversity and 38% gain in linear features of biodiversity, together with 50 acres of open space. It is stated that carbon impact would be minimised through design of the development and electric vehicle charging points would be provided, but the potential for alternative energy sources is not indicated. The proposals include employment providing for around 1,200 jobs, and co-working space for home workers and small businesses. Transport upgrades would also be provided, including link roads to Hop Oast and Two Mile Ash Road and full signalisation of the Hop Oast roundabout.
Site Suitability	**Red /Amber /Green Rating**
Landscape	
Biodiversity	

Archaeology / Cultural Heritage	
Environmental Quality	
Flooding / Drainage	
Climate / renewables / energy efficiency	
Housing	
Education	
Health	
Leisure / recreation and community facilities	
Transport	
Other Infrastructure	
Economic impact	
Retail	
Site Suitability Summary	Overall, much of the site is free from key environmental constraints. The land is not identified as being at specific risk from flooding, although any development that comes forward will need to ensure that no further risks are generated as a result of the development either on or offsite. Although attractive, the landscape in the area has not been designated as being of importance. Nevertheless, it is recognised that a development of this scale will have significant changes on the settlement pattern and the wider rural character in this area. The character of the area is however changing as a result of the ongoing development to the south and potentially as a result of development which comes forward through the neighbourhood plan. The site contains a Grade II* listed building (Great House Farm) but it is noted that this would be retained as a community building and the setting of this building protected. The site promoter has committed to providing biodiversity net gain, and has indicated that existing areas of ancient woodland and local wildlife within the site area would be protected. The site promoter not specifically focused on measures to minimise impact on climate heating beyond existing technologies and keeping pace with changes to building control. From an economic perspective, the promoters have identified the potential to provide additional commercial land, with 1,200 new jobs. In addition, the site is close to existing employment sites in and around Southwater and Horsham, which would provide opportunities to live and work locally. It is clear that a strategic scale development has the potential to deliver a good proportion of the Council's housing requirements and meet a range of identified needs. However it is not certain as to the level at

	which affordable housing would be provided or that land would be made available for Gypsy and Traveller requirements. The ability to provide further contributions towards a new primary and secondary school has been identified, together with SEND provision. There is a need to understand in more detail how the needs arising from this new development could be met, although it is recognised that this will to some extent depend on feedback from WSCC. The promoters indicate the existing healthcare facilities can accommodate additional growth (there is capacity at the heath centre in Southwater). There is also potential for this proposal to deliver a wide range of community benefits. The site is close to the A24 and there is a very frequent bus service to Horsham, which has a railway station. However, the site will still generate traffic impacts, although the promoters have indicated further upgrades to the A24 can be provided. Pedestrian links to Horsham, including access across the A24, will need further exploration if the site is allocated for development. Additional retail development has been identified. There is potential for this to conflict with existing provision in Lintot Square. However, the site promoter has recognised this and it is considered that development could come forward to prevent this issue arising. There is potential to provide further economic development opportunity in this location with a further 1200 jobs. This would provide additional opportunities for residents in Southwater to live and work locally.
Deliverability	The land is in single ownership and it is considered that the site could come forward for 1,200 homes in the Plan period. It is however noted that the developer in this location has relatively slow build-out rates, which may limit the number of homes that can come forward in the plan period. Development levels would have to rise above current rates to 80 homes per year to ensure that the whole site could come forward in the plan period. It is also noted that the site is close to Horsham and development is ongoing west of Southwater. There is therefore a risk that there may be cumulative impacts affecting market absorption and delivery of housing in this area.
Viability	At this stage it is considered that there is potential for the development on this site to be viable. However, further work is needed to understand the precise level of housing that could support the level of affordable housing and community facilities.
Development Quality	Promoters have a clear vision for the development based on very high quality design and landscaping with green open spaces and views incorporated throughout the development, seeking to provide a characterful, permeable and liveable community.

Smaller Scale Development

6.30 In addition to the new, large scale strategic allocations that will be necessary to help meet the housing requirements placed upon this Council, it is recognised that

additional 'smaller' scale growth in and around towns and villages will be required. Smaller sites (which range from 20 and 500 homes in size) are often quicker and less complex to bring forward, and will help to maintain housing delivery across the plan period. More importantly, these sites can also help to sustain local communities, including maintaining the vitality of community shops and services.

6.31 The National Planning Policy Framework 2019 has sought to diversify the housing requirement to increase specific provision of small sites as part of the housing supply. Alongside the key strategic and smaller scale site allocations, local planning authorities will also need to identify further land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown that there are strong reasons why this cannot be achieved. At the current time, the vast majority of our windfall development (around 100 homes each year) has been delivered on these smaller sites and it is therefore envisaged that the need for smaller sites will mainly be met through this mechanism. Other land which has been promoted to the Council and is considered to be available and suitable for development is however usually larger than 1 hectare, although some potential exists to make up the remainder of this requirement through this route, including in Neighbourhood Plans.

6.32 Neighbourhood Planning has been an integral tier of the planning system since it was introduced through the Localism Act 2011. Horsham District Council takes a positive approach to working with, and assisting, those town and parish councils in the plan area that wish to undertake neighbourhood planning. We now have a number of 'Made' Neighbourhood Plans, with a number of other Parishes at Examination or in the later stages of plan preparation. The sites that are identified in these locally prepared plans will continue to contribute towards meeting housing needs in the period up to 2036.

6.33 Since the adoption of the Horsham District Planning Framework, the preparation of Neighbourhood Plans has become increasingly complex, with a greater level of evidence to support the allocation of sites and demonstrate their deliverability being required. This has slowed the delivery of a number of Neighbourhood Plans in this District. To ensure that the Council can demonstrate that it can deliver housing sites in the period up to 2036 and can maintain a five-year housing land supply, it is therefore likely that our strategic housing allocation policies will need to identify land in villages for developments of 50 homes or more in addition to existing Neighbourhood Plan sites. Where allocation of smaller sites is required, this will be undertaken in close consultation with these communities. There will still be opportunities for communities who wish to do so to allocate additional sites (potentially smaller scale of less than 1ha) in their new or revised Neighbourhood Plans.

6.34 In addition to the assessment of large-scale strategic sites, assessment of smaller sites that have been proposed to the Council as part of the call for sites has been undertaken. The detailed summaries are set out in the background report which accompanies this document. However, a number of sites have been identified as having potential for development. It is not expected that it will be necessary or even possible to allocate all of these sites.

6.35 The table below identifies the sites which are considered to have some potential for development, together with the expected level of development for parishes across the district in the period to 2036. A number of these sites have either been identified directly by local communities as part of their neighbourhood plan preparation process,

but do not as yet have ‘made’ plans. Other sites are identified as a result of the Council’s site assessment process.

6.36 The draft housing requirement for each settlement has been derived after considering the site assessment criteria, together with their position in the settlement hierarchy which takes account of the relative sustainability of settlements, for example existing facilities, services and transport links. In addition, the cumulative impacts of development in the locality have been considered when determining the level of development for each settlement.

Smaller Sites – Options

Do you agree that smaller scale sites will also be needed to meet the Council’s housing requirements?

Will the approach of allocating land for over 50 homes in the Local Plan help to provide certainty of delivery, particularly in the short to medium term? Should there be a different threshold?

Do you consider this approach will allow existing neighbourhood plans that are undergoing preparation to be completed and minimise the need for them to undertake a review in the short term, whilst allowing the opportunity for communities to do this if they wish? Do you have any suggestions for a different approach?

What are your views on the shortlisted sites and the proposed housing number for each settlement?

Table **: Smaller sites with potential for allocation

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
Ashington	Medium Village	600	• Land South of Rectory Lane SA122,SA735,SA131 and SA484 (225 units) • Land North of Rectory Lane - SA085, SA539,SA520,SA790 and 524 (400 units)	Land South of Rectory Lane has already been identified by Ashington Parish in their Neighbourhood Plan, which has completed Regulation 14 consultation. In addition it is considered that there may be potential for further growth to help meet wider housing demand in the south of the District. A number of SHLAA sites north of Rectory Lane may have potential to meet these needs, but further assessment is required to understand how community needs arising from this scale of growth could be met.
Barns Green	Medium Village	50	• SA613 – Land at Slaughterford Farm (Sumners Pond) • SA006 – Land south of Smugglers Lane • SA510 – Land south of Muntham Drive	SA613 has been identified by Itchingfield Parish Council, which has now completed their Regulation 14 consultation. Additional sites may be required to accommodate the requirement of 50 homes, and views on the additional shortlisted sites are therefore sought.

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
			• SA344 – Land rear of Two Mile Ash Road	
Billingshurst	Smaller Town / Larger Village	to be determined	At the current time Billingshurst is being considered for larger scale strategic growth. If land is allocated in this location it is not considered that additional smaller scale development would be appropriate in this plan period. If land does not come forward at Billingshurst for large scale strategic growth further work to identify the appropriate level of smaller scale expansion will be required. Consideration of smaller sites with potential for development are set out in the Regulation 18 Local Plan Site Assessment Report.	
Broadbridge Heath/ (Slinfold and Itchingfield Parishes)	Smaller Town / Larger Village	100 -150	• SA386 – Land at Lower Broadbridge Farm • SA622 – Land at Wellcross Farm	It should be noted that whilst both sites would result in an expansion of Broadbridge Heath, both sites are located in Slinfold and Itchingfield Parishes.
Christ's Hospital (Southwater Parish)	Smaller Village	30	• SA129 – Land at the Warren, Christ's Hospital	
Cowfold	Medium Village	75	• SA083 – Land at Cowfold Glebe • SA076 – Land at Brook Hill	SA038,SA076 and SA610 have been identified by Cowfold Parish Council, which has completed its Regulation 14 Neighbourhood Plan consultation.

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
			• SA609 –Land north of A272 • SA610 – Land south of A272 • SA366 – Land east of Cowfold	
Henfield	Smaller Town / Larger Village	350	• SA686 – Land at Parsonage Farm. • SA011 – Land West of Backsettown Farm • SA005 – Land north of Furners Lane • SA065 – Land East of Wantley Hill • SA317 – Land at Sandgate Nurseries • SA504 – Land south of the Bowls Club	SA686, SA065, SA011 and SA504 have been identified in the Henfield Neighbourhood Plan, which has been submitted to Horsham District Council. The Regulation 16 Consultation has been completed with the Examination of the Plan programmed for early 2020.
Horsham - Forest ward	Main Town	100	• SA074 – Land at Hornbrook Farm	

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
Lower Beeding	Smaller Village	35	• SA575 – Sandygate Lane • SA584 – Land south of Church Farm House • SA567 – Land at Glayde Farm	These sites have been identified by Lower Beeding Council, which has completed its Regulation 14 Neighbourhood Plan consultation.
Mannings Heath (Nuthurst Parish)	Smaller Village	0	/	Following the site assessment process, no additional sites have been identified as suitable for allocation in addition to those which have been identified in the Made Neighbourhood Plan.
North Horsham	Main Town	300	• SA568 – Land at Mercer Road	There may be potential for a small amount of expansion to the west of the current North Horsham site. Any proposals for the intensification of the current allocation would need to be considered under the North Horsham allocation in the Horsham District Planning Framework. If required this policy will be saved on adoption of the revised Local Plan.
Partridge Green (West Grinstead)	Smaller Town / Larger Village	200	• SA320 – Land West of Church Road	

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
			• SA274 – Land north of the Rise • SA433 – Land at Dunstans Farm • SA634 – Land at Dunstans	
Pulborough / Codmore Hill	Smaller Town / Larger Village	275	• SA445 – Land at New Place Farm • SA556 – Land at Highfields, Codmore Hill • SA112 – Land at Greendene Nurseries	
Rudgwick/Bucks Green	Medium Village	50	• SA442 – Land to the West of Church Street • SA574 – Land north of Guildford Road	
Rusper	Smaller Village	to be determined	Rusper is close to the area of study proposed by Homes England for large scale strategic growth. If land is allocated in this location it is not considered that additional smaller scale development would be appropriate in this plan period. If land does not come forward West of Crawley for large scale strategic growth further work to identify the appropriate level of smaller scale expansion will be	

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
			required. Consideration of smaller sites with potential for development are set out in the Regulation 18 Local Plan Site Assessment Report.	
Slinfold	Medium Village	0	/	Following the site assessment process, no additional sites have been identified as suitable for allocation in addition to those which have been identified in the Made Neighbourhood Plan. .
Small Dole (Henfield Parish)	Smaller Village	20	• SA505 – Land at Highdown Nurseries • SA538 – Land West of Shoreham Road	Both identified sites are in Henfield Parish.It should be noted that the Parish of Upper Beeding covers the southern part of the village.
Southwater	Smaller Town / Larger Village	to be determined	At the current time Southwater is being considered for larger scale strategic growth and no smaller scale sites have been assessed as suitable for development at this stage. Consideration of smaller sites with potential for development are set out in the Regulation 18 Local Plan Site Assessment Report.	
Steyning and Bramber	Smaller Town / Larger Village	50	• SA742 – Land at Glebe Farm	Although classified together as a larger village, Steyning and Bramber are heavily constrained by the South Downs National Park. This has limited the number of sites which have been identified as having potential for development.

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
Storrington and Sullington	Smaller Town / Larger Village	100	• SA639 – Land off Fryern Road • SA361 – Land north of Melton Drive • SA732 – Land south of Northlands Lane	
Thakeham	Medium Village	50	• SA039 – Land north of High Bar Lane • SA513 – Land south of Furze Common Road	
Upper Beeding	Smaller Town / Larger Village	70	• SA488 – Little Paddocks, Pound Lane • SA483 – Land East of Pound Lane • SA055 – Land at Smugglers Lane	These sites, (together with SA155 in the South Downs National Park), have been identified in the Upper Beeding Neighbourhood Plan. An Examiner has concluded that the plan can progress to referendum. This will be held in March 2020. No additional sites other than those already identified by the Parish are considered to be suitable for development.
Warnham	Medium Village	50	• SA070 – Land north of Bell Road	

Settlement Name and Parish (where different)	Proposed Settlement Hierarchy Position	Smaller Scale Housing Requirement in addition to any Made Neighbourhood Plan	Short list of sites with potential for allocation	Additional Remarks
			• SA071 – Land South of Bell Road	
West Chiltington	Medium Village	25	• SA429 – Land West of Smock Alley • SA066 – Land at Hatches Estate	

Strategic Policy 15 - Strategic Site Development Principles

6.37 It is important that any urban extensions or new communities which are allocated in the new Local Plan bring forward vibrant and successful new communities, either as part of the extension of an existing settlement or in their own right. It is therefore expected that new strategic sites which are allocated adhere to the following key principles.

Strategic Policy 15 - Strategic Site Development Principles

Where land is allocated in the Local Plan for strategic scale development, proposals will be supported where it can be demonstrated that they adhere to the following principles:

1. The design and layout of the development is landscape-led, responding to and complementing positive landscape characteristics and qualities of the site and surrounding area. A strong landscape buffer shall be provided to any open countryside beyond the allocation to provide a robust, long-term defensible boundary to the development. Development will be designed to a high quality that is locally distinctive, uses local materials and accords with garden community principles. Proposals should also be designed to bring forward healthy communities and lifestyles.
2. Masterplans will be expected to identify key areas of biodiversity enhancement, demonstrating that a minimum of 10% biodiversity net gain can be achieved. It is expected that the proposed development will respond to and complement existing features, and that any SuDs features will be incorporated into the provision of biodiversity gain and wider green infrastructure provision.
3. Development will be expected to contribute to the achievement of zero carbon through a range of measures. Development will be expected to achieve this through direct measures such as the design and construction of development and the provision of alternative sources of energy such as combined heat and power, together with indirect measures such as design of the development to minimise the need to travel by car.
4. Deliver high-quality mixed-use communities that provide a range of housing types and tenures, including provision for young families, older people and Gypsies and Travellers. Strategic Site allocations developers will be expected to take into consideration the demand for self-build and custom build housing and provide enough serviced plots of land to meet the identified need.
5. Development will be expected to deliver the necessary services and facilities that contribute to the development of a successful community. This will include, but is not necessarily limited to, education facilities including SEND and alternative provision, healthcare, community buildings, and leisure and recreational facilities and new retail centres. Proposals will be expected to consider how they can accommodate any District-wide leisure facilities that may have been identified.
6. Provide sufficient new employment opportunities through new employment land and through other opportunities to meet the principle of one new job per home.
7. Deliver the necessary new infrastructure to support the new development, including provision of utilities, water supplies, waste water treatment and any necessary transport mitigation. The design of development should consider the future direction of refuse collection and disposal. All developments will be expected to provide full fibre broadband.
8. Be designed to minimise the need to travel in the first instance and prioritise pedestrian and cycling opportunities. Development shall have a legible layout that facilitates other modes of sustainable transport and minimises reliance on the private

car. It is expected that extensive provision for electric vehicle charging will be incorporated into the development.

9. Identify long-term management structures to ensure the long-term success of communities which are created.

Strategic Site Principles

Please consider the strategic site development principles set out in the draft policy above. We would welcome your views on whether this policy captures all the requirements that new development can provide, or whether there are any omissions. We would also welcome your thoughts as to how the requirements set out in this policy can be practicably achieved and how any obstacles that it may present can be addressed.

Do you think the draft policy captures all the requirements that new development can provide? If not, what would you add?

How do you think the requirements in this policy could be practicably achieved? And how could we address any obstacles?

Policy 16 - Affordable Housing

6.38 This policy will set the Council's thresholds and targets for affordable housing. Affordable housing is subsidised to enable the purchase or rental price to be substantially lower than the prevailing market prices, and where mechanisms exist to ensure the housing continues to remain affordable for those who cannot compete in the housing market. All developments falling within Use Class C3 will be subject to this policy, including any retirement or assisted living accommodation within this use class. A Local Plan Viability Assessment is currently being undertaken, and will help to determine appropriate affordable housing targets and thresholds at the next stage of plan making.

6.39 The housing tenure target is to provide 70% of the total as social or affordable rented properties and 30% as Intermediate or shared ownership properties. Given the high cost of rented properties in the District, we will in the first instance seek social rented provision. It is however recognised that evidence of specific local need and viability considerations may on occasion justify a non-standard tenure mix. It is expected that affordable housing will be delivered as units built on development sites and will normally be in conjunction with the Council's housing company or Registered Providers.

6.40 A significant amount of affordable housing will continue to be delivered through planning obligations. The currently adopted target is to secure a minimum 35% of homes on a development site as affordable homes. Given the high value of new housing in the district, and the significant need for affordable housing, the scope for increasing this target to up to 50% affordable housing is being considered through viability testing. Any new target will be put forward for consultation as part of the final draft Local Plan. In addition to those requirements and in order to further increase the supply, we are actively pursuing alternative and innovative ways to deliver a range of housing tenures in partnership with local registered providers including market,

affordable and social rent. The Council is also embarking on direct delivery of affordable housing through a housing company. In exceptional circumstances, such as where there are overriding site constraints which inhibit the provision of affordable housing, or where it is agreed with the Council that provision can be better met on an alternative site in the District, contributions for off-site provision may be accepted as an alternative.

6.41 Community Land Trusts (CLTs) provide an opportunity for local community ownership of land for long-term affordable housing provision. Affordable housing provided by CLTs and most housing associations are exempt from the “Right to Buy”, allowing affordable housing to remain affordable in perpetuity. The involvement of CLTs in the delivery of new affordable homes, whether as part of a mixed tenure housing development or as an appropriately sited rural exception site, will be supported.

Policy 16: Strategic Policy - Affordable Housing

1. All residential developments of 10 dwellings or more will be supported, provided that they include an appropriate proportion of affordable homes, and that at least 70% of the affordable homes are provided as social /affordable rented homes, with the remaining proportion provided as intermediate /shared ownership homes. Alternative tenure mixes, including substitution of affordable rented homes for social rented homes, will only be considered if evidence is provided to justify an alternative approach on the basis of local need or risk of non-delivery.
2. The Council will set thresholds at which different proportions of affordable housing could be sought, based on the outcomes of viability work, to ensure that affordable housing delivery is maximised whilst also ensuring that overall housing delivery is not compromised. An increase in the target for on-site provision of affordable housing above 35%, up to a maximum of 50%, will be tested.
3. Affordable homes must be integrated throughout the development and be of visually indistinguishable design. They should be located throughout the site in a manner that supports integration but can also be managed efficiently by the relevant housing associations.
4. If a development site is sub-divided so as to create two or more separate development schemes, one or more of which falls below the relevant threshold, the Council will require an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme.
5. The Council will support schemes for suitably located affordable housing being brought forward through Neighbourhood Plans, including those being delivered through community land trusts.
6. It is expected that affordable housing will be delivered on-site. Where it can be demonstrated that this is not possible the Council will seek off-site provision or financial contributions in lieu.

Implementation

6.42 The mechanisms for calculating financial contributions in lieu of on-site provision will be set out in separate guidance. A Local Plan Viability Assessment is being undertaken which will ultimately confirm that an appropriate level of affordable housing is sought above an appropriate site threshold. It will be up to the applicant to demonstrate whether particular circumstances justify the need for a viability appraisal at the application stage. The Council will only accept a reduced amount of affordable housing, or alternative mix of sizes or tenures, due to lack of viability if exceptional circumstances have been demonstrated through the viability appraisal.

- Do you consider that, if supported by viability evidence, the target for providing affordable housing on housing sites should be increased? If so, what % of affordable housing should the Council be seeking?
- Should the Council seek to use the threshold for affordable housing of 10 dwellings on all sites? Are there occasions when it may not be appropriate and if so, what should the threshold be?

Strategic Policy 17 - Meeting Local Housing Needs

6.43 This policy is seeking to achieve a mix of housing sizes, types and tenures to meet the District's housing needs as identified in the Strategic Housing Market Assessment (SHMA) 2019 or any future updates. This will ensure that we can create sustainable and balanced communities, including a need to meet the housing needs of an increasingly elderly population.

6.44 Table x sets out an appropriate strategic mix of home sizes for different tenure housing which should be used when planning new development. If this is updated during the plan period, the most recent evidence base should be used.

Table x

	Rented affordable housing	Affordable home ownership	Open market housing
1 bedroom home	35%	25%	5%
2 bedroom home	30%	40%	30%
3 bedroom home	25%	25%	40%
4 bedroom home	10%	10%	25%

6.45 ‘Rented affordable housing’ means social rented, affordable rented and affordable private rented homes. ‘Affordable home ownership’ means shared ownership homes, low-cost market homes and starter homes (as defined in Annex 2 of the National Planning Policy Framework). ‘Open market housing’ are homes sold at full market value on the open market.

6.46 The Council also recognises that future development should respond appropriately to local character and local needs. Evidence of local needs will normally be in the form of a local housing needs assessment prepared specifically for that parish or ward, or a Neighbourhood Plan that has successfully passed examination.

6.47 A range of different housing types and tenures will also need to be delivered. This may include build to rent and opportunities for self and custom build. The Self Build and Custom Housebuilding Act 2015 requires the Council to keep a register of people who are interested in self build and custom build projects in the District in order to assess demand for this type of housing. The Self-Build and Custom Housebuilding Regulations 2016, requires Local Authorities to grant suitable development permissions in respect of enough serviced plots of land to meet the demand on the register within a three year period. This does not mean that the Council itself must provide self-build or custom build plots for this purpose. We aim to satisfy the demand by requiring strategic allocations to deliver the required number of serviced plots, but will also consider appropriate proposals on smaller scale sites and in Neighbourhood Plans.

Strategic Policy 17: Housing Mix

1. Development will be supported where it provides a mix of housing sizes and types to meet the needs of the District's communities as evidenced in the latest Strategic Housing Market Assessment or any subsequent updates in order to create sustainable and balanced communities. Other factors that may be taken into account include the established character and density of the neighbourhood, the viability of the scheme, and locally and robustly prepared evidence such as a 'Made' or referendum-stage Neighbourhood Plan or a local (parish) housing needs assessment.
2. The Council will support schemes being brought forward through Neighbourhood Plans, provided they are in general conformity with the relevant Local Plan.

Policy 18 - Improving Housing Standards in the District

Internal Space Standards

6.48 There is a mandate from Government to build more homes. However, the Council is clear that this requirement to build more homes should not be at the expense of providing fit for purpose, good quality housing for local residents.

6.49 In a ministerial statement released on the 27 March 2015 the Government gave local planning authorities the option to set additional technical requirements exceeding the minimum standards required by Building Regulations. However, to justify setting appropriate policies in their local plans, planning authorities are required to gather evidence to determine whether there is a need for additional standards in their local area.

6.50 As part of the preparation of the Local Plan, we have analysed a selection of recent developments against the Nationally Described Space Standards. There is strong emerging evidence to suggest that whilst many units being delivered meet or exceed the standards there are also a significant number of properties that do not. This

evidence will be set out in a Minimum Space Standards Evidence Paper to be produced by the Council as the Local Plan Review progresses.

6.51 Ensuring there is sufficient internal space within new dwellings will mean that residents will be able to enjoy everyday activities in their homes and have the flexibility and adaptability required for any potential future needs. These minimum space standards will apply to all new dwellings within the District, including new dwellings provided through subdivision and conversion, and across all tenures. Exceptions to this requirement will only be allowed in exceptional circumstances, for example, if accordance with the policy would lead to a non-viable scheme. However, evidence will be required to this effect and in the interests of transparency, applicants should expect any details submitted to support their position to be treated as all other application documents and be made publicly available. In accordance with National Planning Guidance any viability assessment should follow the Government's recommended approach to assessing viability and be proportionate, simple, transparent and publicly available.

Providing accessible, adaptable and wheelchair user dwellings

6.52 The National Planning Policy Framework requires local planning authorities to plan by size, type and tenure for the housing needs of different groups in the community, including older people and people with disabilities.

6.53 According to the Office for National Statistics (ONS), 18% of the UK population was over the age of 65 in 2017 and by 2066 a quarter of the UK's population would be aged 65 or over, with a rise from just 2% of the population being aged 85 or over in 2016 to over 7% by 2066. Our own SHMA has found that the proportion of elderly people in Horsham District will rise significantly and a number of these will have disabilities.

6.54 The English Housing Survey found that 93% of UK homes do not meet the basic accessibility features that provide visitability (a housing design approach that means anyone using a wheelchair or mobility device can visit a dwelling) and many developers are not building new homes that are suitable for people as they age. Evidence prepared for the Council suggests that there is a higher proportion of older people in Horsham District when compared with the wider West Sussex region and nationally. The analysis shows the most significant growth in recent years to have been in the 60-74 and 75+ age groups. Given the growing number of older people in the District the Council recognises the need to provide homes that meet the changing needs of its residents, enabling them to remain independent and stay in their homes longer.

6.55 Building Regulations Approved Documents provide guidance on how to meet Building Regulations. Approved Document M relates to the access to and use of buildings and is split into two parts, with Volume 1 relating to dwellings.

6.56 Whilst M4(1) (Visitable Dwellings) is the compulsory standard that new dwellings must meet, M4(2) (Accessible and Adaptable Dwellings) and M4(3) (Wheelchair User Dwellings) are optional standards and can only be enforced where a local planning authority has adopted the standards through the local plan process. Once adopted the standards can be used to ensure that homes that are accessible and adaptable and of homes suitable for wheelchair users are provided. Our proposed approach to the adoption of M4(2) and M4(3) optional standards in to local plan policy will be set out in an Accessible Homes Evidence Paper, which we are currently preparing .

6.57 By adopting these standards Horsham District Council can ensure future development within the District provides homes suitable for life and offers greater choice for disabled people and those with mobility difficulties.

6.58 The Council will allow exceptions to these requirements in exceptional circumstances but robust justification of the particular set of circumstances will be expected. Again, viability assessments should follow the Government's approach to assessing viability and be proportionate, simple, transparent and publicly available.

Policy 18 - Improving Housing Standards in the District

Internal Space Standards

1. All dwellings will be required to meet the Nationally Described Space Standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion.
2. Exceptions to these requirements will only be allowed where robust justification has been provided and the Council is fully satisfied with the particular set of circumstances.

Adaptable and Accessible Homes

3. The Council will require all new dwellings to meet the Optional Standards for Accessible and Adaptable dwellings as set out in the Building Regulations Approved Document M4(2) (or any subsequent Government update).
4. On sites providing 20 or more units (gross) and where there is an identified need on the Housing Register, a minimum of 5% of dwellings provided as part of the affordable housing requirement will be required to meet the Optional Standards for Wheelchair User dwellings as set out in the Building Regulations Approved Document M4(3) (or any subsequent Government update).
5. Exceptions to these requirements will only be allowed under the following circumstances;

    a. Where it can be robustly demonstrated that meeting these requirements will not be practicable or financially viable
    b. Where a new dwelling is being provided through a change of use or conversion. Where it is not practicable to provide suitable accommodation to the Building Regulations M4(3) standards for Wheelchair Users, an equivalent off-site contribution should be provided.

Policy 19- Exceptions Housing Schemes

6.59 The NPPF enables the provision of affordable housing to be augmented by an 'exceptions policy' in rural areas. This enables the Council to grant planning permission where residential development would not normally be permitted.

6.60 Policy 19 sets out the criteria that must be met for a rural exception site to be approved (note this is distinct from the support in the NPPF for entry level exception sites set out in paragraph 71 of the NPPF and are delivered on sites adjoining existing settlements). A rural exception site proposal is a well-established mechanism to address a specific local housing need. Such schemes are considered exceptional and are considered to be a departure from the development plan: they will only be considered acceptable if there is a proven affordable housing need. The Council considers the appropriate way of demonstrating this need to be through a Parish Need Survey which should have a methodology, agreed upon by all stakeholders.

6.61 The Council expects rural exception sites to be progressed though partnership working with Registered Providers and the relevant parish council. Community- led schemes will primarily be delivered through Community Land Trusts. There will be an expectation for both rural exception and community-led schemes to demonstrate there is local support. Parish Councils, Registered Providers and developers are strongly encouraged to engage in early discussions with the Council if they wish to explore the possibility of progressing a rural exception site or a community-led scheme.

6.62 The occupancy of properties will be restricted to those with a strong local connection and must adhere to Horsham District Council's Housing Strategy. Properties will also be secured as affordable in perpetuity through Section 106 Legal Agreement.

Policy 19 - Exceptions Housing Schemes

In exceptional circumstances, limited amounts of land that would not otherwise be released for general market housing may be released for the development of affordable homes provided that:

1. There is an identified local need for such homes and no suitable alternatives exist within the locality to meet that need;
2. The development would solely meet the needs of a particular parish (or that parish plus its immediately adjoining parishes within Horsham District) and that the needs identified comprise housing for:
    a. Existing residents of the parish who are in unsuitable accommodation or need separate accommodation in the area (excluding existing owner-occupiers)
    b. People whose work provides important services and who need to live in the parish.
    c. People who may no longer be resident in the parish but have longstanding links with the local community.
    d. People with the offer of a job in the parish who cannot take up the offer because of a lack of affordable housing.
3. The development would provide subsidised housing which will be secured as affordable in perpetuity, through a Section 106 Agreement. Occupancy should adhere to Horsham District Council's housing strategy.

The Council is supportive of the delivery of community led developments involving affordable housing, primarily via Community Land Trust (CLTs), to come forward on suitable small sites throughout Horsham subject to meeting the criteria set out above.

Policy 20 - Retirement Housing and Specialist Care

6.63 The need to provide suitable housing for older people in the District is very important, particularly as a notable increase in the older person population is projected, as evidenced by the Council's Strategic Housing Market Assessment (SHMA). The Study also acknowledges that there is a clear link between age and disability with older people more likely to have a long-term health problem or disability. The SHMA sets out that, given the ageing population and higher levels of disability and health problems among older people, there is likely to be an increased requirement for specialist housing options. There is also a need to consider the needs of people with other specialist care requirements who are not necessarily elderly. We therefore wish to ensure that the right type of housing is brought forward to appropriately meet the needs of the District's residents.

6.64 In addition to ensuring that development is designed to be as flexible as possible to accommodate a wide range of needs, we support proposals for a variety of specialist care housing accommodation in and around the District. These will be monitored and safeguarded through the Authority Monitoring Report. This policy does not direct this specialist accommodation to any particular locations, but sets preferred criteria that need to be met to ensure that such developments are not only in the most suitable location, close to shops and amenities, but also accessible for those with impaired mobility. Whilst residents of retirement housing schemes in particular are often still very mobile they may not have access to a car, and proximity to services within walking distance or on bus routes is important.

6.65 The different types of housing this policy is intended to cover includes retirement living (also known as sheltered housing), which incorporates a self-contained home plus limited communal facilities and some support (not care). Extra-care housing (also known as assisted living) offers a higher level of care than retirement living and more extensive communal areas. Unlike sheltered housing, extra-care housing is regulated by the Care Quality Commission (CQC). Residential care incorporates individual rooms within a wider residential setting and a high level of care, including the provision of nursing care.

6.66 Continuing care retirement communities usually include options for independent living, extra-care housing and nursing care. The developments are often more 'self contained' and therefore typically provide most of the facilities and services required by the residents as well as opening these facilities to residents of the local areas. Housing options for younger people with care needs can include adapted properties, sheltered housing schemes for young people, supported housing in the community and supported living. These housing types are not intended to be definitive, but provide an indication of the different housing options covered by this policy.

6.67 It is acknowledged that there is some ambiguity regarding the use class of extra-care facilities and whether certain facilities can be classified as C2 (residential institutions) or C3 (dwelling houses). Whilst it is generally accepted that a traditional care home with shared facilities and regular meals served to residents would fall within a C2 use class, schemes with self-contained units with shared facilities and differing care packages could be deemed to fall within either use class. This will depend on the merits of each individual application. Development proposals will therefore be assessed on the level of care provided and the scale of communal facilities.

6.68 For proposals that are deemed by the Council to provide C3 accommodation, we will require affordable housing in accordance with the Council's affordable housing requirements as set out in Policy 16. Proposals that create living spaces that retain the essential characteristics of a self-contained dwelling, even if some care is

provided, should not automatically be precluded from meeting the Council's affordable housing policy, however, it is acknowledged that the viability of extra-care housing will differ from general mixed tenure development schemes. Developments that include self-contained units as part of a residential care scheme (C2 use class) will be expected to meet our affordable housing requirements, unless it can be robustly demonstrated that meeting this requirement would make the scheme unviable.

Policy 20 - Retirement Housing and Specialist Care

1. Proposals for development which provides continuing care retirement housing, retirement housing and specialist care housing will be encouraged and supported within or adjoining defined built-up areas, or as part of strategic housing allocations, and where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent or shared ownership/equity.
2. Continuing care retirement communities will also be required to:

    a. Provide accommodation for a full range of needs, including care provision along with the self-contained and supported living accommodation; and
    b. Include suitable provision of services and facilities, including transport, to meet the needs of residents/staff and which contribute to the wider economy.

3. Development that provides C3 accommodation (dwelling houses) will be expected to provide affordable housing in accordance with the Council's affordable housing requirements. Development that includes self-contained units as part of a residential care scheme (C2 use class) will also be expected to provide appropriate on-site affordable housing or a commuted sum in lieu of on-site units, unless it can be demonstrated that meeting this requirement would make the scheme unviable. Where a site is phased or is in separate parts, the site will be considered as a whole when determining the affordable housing requirements.
4. Where development is proposed in the countryside, clear justification of its location will be required, together with evidence that alternative sites are not available or are unsuitable.

Policy 21 - Rural Workers' Accommodation

6.69 Rural accommodation supports the rural economy and enables people to live close to where they work, which is particularly necessary in the more remote rural areas in the District. In some circumstances it will be appropriate to allow for the development of

accommodation to house workers in the rural economy. To prevent sporadic development, the use or redevelopment of existing buildings will be encouraged to bring redundant buildings back into use. Where a building of heritage value would be reused or renovated for rural workers' accommodation this will be viewed positively.

6.70 New isolated houses in the countryside will normally be avoided. There may sometimes however be special circumstances where it is essential for a rural worker to live permanently at or near their place of work, and therefore help to support the rural economy. It is appropriate to allow for the development of accommodation to house rural workers where it can be justified, and in these instances, the occupation of the dwelling will be restricted by condition.

6.71 It is acknowledged that the rural economy is evolving and is not necessarily limited to solely farm-based activities. Applications for rural workers' accommodation can be considered in this context, but the applicant will be expected to set out the special justification that exists to support residential development in the countryside and that criteria (1) to (4) has been met.

Policy 21 - Rural Workers' Accommodation

Outside the defined built-up area new housing for rural workers will be supported provided that:

1. There is a functional need for the dwelling and the occupation of the dwelling is to support the established business use
2. Evidence is submitted to demonstrate the viability of the rural business for which the housing is required
3. A new dwelling cannot be provided by redeveloping an existing building on the site; and
4. The size of the dwelling is proportionate to the essential need of the business and is well related to existing buildings on site.

6.72 Where applications are received to remove occupancy conditions associated with rural workers' accommodation, evidence will be required to demonstrate why the condition is no longer required. This evidence should include details of a suitable period of marketing the property at a realistic market price, taking into account average incomes and the existence of the occupancy condition.

Policy 22 - Replacement Dwellings and House Extensions in the Countryside

6.73 This policy is seeking to ensure that any replacement dwellings, house extensions and outbuildings are of an appropriate scale, siting and design, and have due regard to the

countryside setting and the existing dwelling. Extensions to dwellings need to ensure that they can be "read" as an extension and do not dominate the existing dwelling. This ensures that a mix of rural housing remains in the District as without this policy all rural dwellings may be extended to become large homes that are beyond the reach of rural residents.

Policy 22 - Replacement Dwellings and House Extensions in the Countryside

Outside the defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

1. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.
2. Replacement dwellings should not be disproportionate to the size of the existing dwelling. Extensions should be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.
3. Garages and any new outbuildings will be required to meet with all other appropriate policies, particularly design principles and should be grouped with the house, having regard to the dwelling they serve.
4. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Policy 23 - Ancillary Accommodation

6.74 Residential annexes can provide a desirable form of additional accommodation for families alongside an existing residential dwelling. For example, there may be occasions where annexes can provide accommodation for a dependant or elderly family member or for staff supporting a dependant or elderly family member.

6.75 This policy provides guidance on applications for ancillary accommodation where a proposal seeks to provide additional accommodation beyond that which can be provided through the use of permitted development rights. This policy is particularly relevant where planning permission for ancillary accommodation is being sought outside of the defined settlements in countryside locations, where development is more carefully managed, although the principles can also be applied to those instances where annexes are sought within built-up areas.

6.76 To be considered as ancillary the additional accommodation must be supplementary and modest in scale to the main residence. Whilst we recognise that ancillary accommodation can provide additional accommodation in certain circumstances, the use of annexes as a separate dwelling will not be supported. Where permission is granted for ancillary accommodation it will be subject to a condition requiring the additional accommodation to remain ancillary to the main residence and is not used as a separate planning unit.

Policy 23- Ancillary Accommodation

Proposals for ancillary accommodation will be supported provided that;

1. The existing dwelling is in lawful residential use and a genuine need for the accommodation can be demonstrated.
2. There is no boundary demarcation or sub-division of the garden area between the annexe and the host dwelling within the curtilage of the property;
3. There is a clear functional link between the annexe and the host dwelling, including shared access arrangements;
4. The scale, massing and appearance of the proposed annexe relates sympathetically to the host dwelling and the surrounding area.
5. The use of ancillary accommodation as a separate dwelling will not be supported.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Gypsies and Travellers

The following issues have been identified that will be addressed through the policies in this document;

- The Council is required to identify the accommodation needs of Gypsies and Travellers and plan for these needs in accordance with national planning guidance.
- The current lack of authorised sites means that the Council faces difficulty resisting application for windfall sites in less suitable or desirable locations.
- If enough sites are provided, the number of illegal encampments and incursions of Gypsy/Traveller pitches which occur across the district will reduce.
- There is a desire for the travelling and settled communities to recognise and appreciate each other's needs and to work together to build cohesive communities.

Definition

6.77 The Housing Act 2004 places a duty on local authorities to produce assessments of accommodation need for Gypsies, Travellers and Travelling Showpeople (GTTS), and outline how their needs will be met. However, there is no requirement for local authorities to provide sites on land which they may own.

6.78 The main planning policy document relating to GTTS is the 'Planning Policy for Traveller Sites' document (PPTS) that was first published by the Government in March 2012 and updated in August 2015. This document provides a definition of both 'Gypsies and Travellers' and 'Travelling Showpeople' for the purposes of planning policy. Horsham District Council has therefore used these definitions for the purposes of this document.

***Gypsies and Travellers**:*

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such';

Travelling Showpeople:

'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'

Gypsy, Traveller & Travelling Showpeople Sites in Horsham District: Existing Provision

6.79 Horsham Council employed specialist Gypsy, Traveller and Travelling Showpeople consultants to carry out an updated needs assessment for Gypsies, Travellers and Travelling Showpeople in Horsham District for the new Horsham Local Plan period (2019-2036). A survey of all existing Gypsy and Traveller pitches and Travelling Showpeople plots in the District was carried out during 2019. Their findings are as follows:

Gypsies & Travellers - Total number of pitches in the district	**Authorised pitches in the district**	**Unauthorised pitches**
119	97	22
Travelling Showpeople - Total number of pitches in the district	**Authorised pitches in the district**	**Unauthorised pitches**
8	8	0

Gypsy, Traveller & Travelling Showpeople Sites in Horsham District: Estimate of Future Needs

6.80 86 interviews were undertaken as part of the Gypsy and Traveller and Travelling Showpeople study to understand the future housing needs of Gypsies, Travellers and Travelling Showpeople in the District. This interview process sought to understand which families met the planning definitions for Gypsies, Travellers and Travelling showpeople.

6.81 In total, a need for **95** pitches for Gypsy and Traveller households in Horsham District has been identified over the Plan period, and for which it will be necessary to identify land in the Local Plan to meet this need. The breakdown of need by 5 year intervals over the Plan period is as follows:

Years	**0-5**	**6-10**	**11-15**	**16-17**	**Total**
	2019-24	**2024-29**	**2029-34**	**2034-36**	
	52	15	17	11	**95**

Other Needs

6.82 Under the Duty to Co-operate, the need for additional pitches in the South Downs National Park (SDNP) area was considered, as there is one site in Horsham District which extends over the South Downs boundary. It was determined that these caravans were not occupied by Gypsies or Travellers and there is no need for additional pitches in the SDNP area of Horsham District. No additional needs for transit or temporary sites have been identified due to the historic low number of unauthorised encampments and the transit site in Chichester which meets needs on a county wide basis.

6.83 There were a few instances where it was not possible to conclude whether families met the Gypsy and Traveller and Travelling Showpeople definition. There may therefore be a need for an additional 6 pitches for these 'undetermined' households. It was recommended that the Council set out a criteria based policy to consider these needs, where evidence is provided that they meet the Gypsy or Traveller definition.

6.84 The Gypsy and Traveller and Travelling Showpeople needs assessment identified a need for 19 additional pitches for households that did not meet the revised planning definition for Gypsies and Travellers. While there is not a requirement to include these households within the Gypsy and Traveller Accommodation Assessment, the need for these households will be addressed through the general housing provision policies in the Horsham Local Plan.

Travelling Showpeople

6.85 The Gypsy and Traveller needs assessment has identified that there are no current needs for the existing Travelling Showpeople in the District. The study concluded that should future needs arise, this could be met on existing sites, although it was recommended a criteria-based policy be provided to consider any undetermined households that can provide evidence that they meet the planning definition of a Travelling Showperson.

Meeting Future Gypsy and Traveller Needs

6.86 Horsham Council held a Gypsy, Traveller & Travelling call for sites exercise between 3 June 2019 and 30 August 2019 to identify potential sites for future Gypsy, Traveller and Travelling Showpeople use. Details of 3 potential sites were received. Further work is necessary to understand the potential of these sites, as well as for the potential for sites to come forward as part of large scale strategic site allocations (i.e. 1000 dwellings or more), as has been identified earlier in this chapter. If this need cannot be fully demonstrated through this route it will be necessary to explore other options to meet this need. Further work to understand the potential for intensification on existing sites will therefore be undertaken.

Policy 24 - Gypsy and Traveller Accommodation

Policy 24 - Gypsy, Traveller and Travelling Showpeople Accommodation

1. The Council will meet the identified current and future accommodation needs of Gypsies, Travellers and Travelling Showpeople in Horsham District by:

    a. safeguarding existing authorised sites for Gypsies, Travellers and Travelling Showpeople in the District, unless the site is no longer required to meet identified needs;
    b. Allocating new sites on strategic site allocations
    c. If required, reconfiguring existing private and public sites (which will be determined through a site assessment).

2. Proposals brought forward for permanent Gypsy and Traveller pitches and Travelling Showpeople plots on the sites identified on existing authorised sites will be required to demonstrate all of the following:

a. a suitable layout of the site;
b. that the site has essential services such as water, power, sewerage, drainage and waste disposal; and
c. high quality boundary treatment and landscaping of the site.

3. Development of any additional permanent or temporary Gypsy and Traveller pitches must meet an up-to-date and evidenced need and will be determined in accordance with the National Planning Policy for Traveller Sites (2015) document and Gypsy and Traveller / Travelling Showpeople definitions. In addition to part 2 above proposals must also satisfy criteria a-f:

   a. the site has safe and convenient access to the highway and public transport services;
   b. there is provision within the site for parking, turning and servicing;
   c. the site has reasonable access to local services and community facilities such as healthcare, schools and shops;
   d. the proposal would not result in significant adverse impacts on the amenity of occupiers of neighbouring sites;
   e. the proposal would not result in significant adverse impacts on the visual amenity of the local area; and
   f. sites at risk of flooding should be subject to the sequential and exception tests.

- Do you agree with the draft policy on Gypsy and Traveller sites? If not, please give details as to why not or how the policy could be changed.
- In terms of meeting the identified need for Gypsies, Travellers and Travelling Showpeople, do you agree with the approach of intensifying existing authorised sites, if required, in addition to identifying a number of strategic and non-strategic sites?
- If possible, do you think that the Council should allocate all identified need on a number of new sites? Should these all be strategic (1000 dwellings +), or a range of large and smaller sites?

Chapter 7: Conserving and Enhancing the Natural Environment

The policies in this document will address the following issues:

- The high-quality environment makes Horsham District an attractive place to live and work. As well as contributing to the high quality of life, it plays an important role in attracting and retaining businesses. It is therefore important to ensure that it is maintained and enhanced.
- Increased traffic has led to a reduction in air quality in the district. There are Air Quality Management Areas in Storrington and Cowfold. The impact of increased traffic on air quality in the rest of the District will need to be considered and mechanisms to improve air quality should be put into place.
- Opportunities to redevelop and clean up any sites which have become contaminated through past uses should be investigated.
- Water quality in the District is overall, moderate to good. New development will need to ensure that increased levels of wastewater are treated to ensure that there is no deterioration in these levels and that enhancements are made where possible.
- There is a continued need to protect and enhance nationally and locally designated landscapes, habitats, species and ancient woodland;
- In addition to protecting designated sites, other habitats and species should be protected and enhanced to maintain a functional ecological network within andbeyond the District boundaries.
- The population should be given the opportunity to access a high-quality natural environment without damaging it.

Environmental Quality

7.1 Overall, the environmental health of the District is good. At the present time, a key area of concern is the recent decline in air quality. Monitoring of air quality in the District has revealed that some areas have high levels of nitrogen dioxide, which can cause health problems. In Storrington and Cowfold the level of this air pollutant has been high enough to require the designation of Air Quality Management Areas (AQMAs). The primary cause of high nitrogen dioxide levels in the District is from vehicle emissions, and the impact of development on transport levels and air quality is therefore a key consideration for this plan.

7.2 Overall, water quality in the District is in general good, although there are some parts of the Adur where water quality needs to be improved. There is a need to accord with the Water Framework Directive and ensure that water quality is maintained or enhanced. There is the potential for water quality to be adversely affected as a result of development, and by climate change, for example from increased demand on waste water treatment works. The land in the District is of high quality overall, but there is potential for a small number of sites to be contaminated as a result of past uses. Development proposals which would be impacted by contamination would need to ensure that remediation of the land takes place.

District Character and the Natural Environment

7.3 Horsham District is predominantly rural in character, and is varied in nature. The Horsham District Landscape Character Assessment 2003 identified 32 separate landscape character areas across the District. This unique character depends on the combination of natural features such as the field size, amount of woodland cover, hills and river valleys; built features, including settlements of different sizes and building style; and historical features. The range of different building materials includes sandstone and flint tile hanging, and the distinctive Horsham stone, which is used as a roofing material in many villages across the District.

7.4 Many of the features that contribute to the overall character of Horsham District have been recognised for their important contribution to the landscape and nature conservation. Around 8% of the land has been designated as of importance for nature conservation. The land in our District supports a number of protected species including bat species, snakes, great crested newts, dormice and badgers. Much of the north eastern part of the District has been designated as a nationally important Area of Outstanding Natural Beauty (AONB), and the southernmost section of the District (including the land not covered by this plan) is within the South Downs National Park.

7.5 Areas that are outside nature conservation designations are still important to the overall character of Horsham District, and this environment is highly valued by those who live and work here. The recently updated Landscape Capacity Assessment (2020) demonstrates that although much of the District is not a designated protected landscape, it has a limited capacity for development due to its rural and relatively unspoilt qualities. The landscape in some areas also acts as an important visual break, separating smaller and larger settlements. The natural environment is also important to the economy, as it provides 'services' such as flood protection, fuel sources, food, and helps reduce the impact of climate change. It is therefore important that the attractive qualities of the District are retained, whilst accommodating change to meet the District's wider social and economic objectives, through landscape led development that truly understands the existing landscape character and uses it as an asset to design and place making.

Policy 25: Strategic Policy: Environmental Protection

7.6 In order to maintain, and improve, the quality of the environment in Horsham District, the potential for development to generate pollution will need to be considered and appropriately mitigated where necessary.

7.7 The Council will seek to ensure that surface water flooding is managed to prevent the contamination of water courses. Where necessary, contaminated land should be remediated, and the appropriate types and locations of lighting should be used, so as not to give rise to unnecessary light pollution, particularly in rural areas.

7.8 Noise pollution can have a significant impact on the quality of life and health of individuals and communities. To help avoid adverse noise impacts from development, authorities in East and West Sussex have produced a Planning Guidance Document on this issue. Applicants should therefore address the issues raised in this document prior to making an application.

7.9 The air quality in Horsham District is of particular concern, and can lead to a number of health problems, including cardiovascular and respiratory diseases. When air quality falls below certain thresholds, councils must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan to address the air quality issues in this area. Two AQMAs have been declared in the District, in Storrington and Cowfold, both due to the exceedance of the annual mean objective for nitrogen dioxide. Therefore, development proposals should give particular consideration to their impact on air quality and the detail of this is provided in a revised planning policy.

Policy 25 - Strategic Policy: Environmental Protection

The high quality of the District's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to, and the emission of, pollutants including noise, odour, vibration, air and light pollution arising from all stages of development. Development proposals must ensure that they:

1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation. Proposals where contamination is known or suspected, or the site is within the vicinity of contaminated land, must be accompanied by a Land Contamination Assessment;
2. Are appropriate to their location, taking account of ground conditions and land instability;
3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevent contaminated run-off to surface water sewers;
4. Minimise the impact of lighting on neighbouring uses and the wider landscape, including potential glare and spillage. Proposals where illumination is to be installed must be accompanied by a Lighting Assessment;
5. Demonstrate that users of residential and other noise sensitive development will not be exposed to unacceptable noise disturbance from existing or future users. Development proposals which are known or suspected to be noise generators, or to be sensitive to noise from nearby sites, must be accompanied by a Noise Assessment;
6. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;
7. Contribute to the implementation of local Air Quality Action Plans and do not conflict with is objectives;
8. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and
9. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.

7.10 Proposals for new development within the vicinity of an existing business or community facility where it is considered that the current use could have a significant adverse environment impact on the new development, will not be supported unless it can be demonstrated that suitable mitigation will be implemented prior to the occupation or use of the new proposal.

Policy 26 - Air Quality

7.11 The main source of air pollution in Horsham District is from vehicle emissions, although emissions from households including open fires also contribute. The existing areas of poor air quality, together with the potential for traffic increases arising from new development across the District have led the Council taking the decision to declare the whole of the District an 'Emission Reduction Area'. Therefore all developments in Horsham District must be appropriate to their location, taking account of the likely effects of air pollution on health, living conditions and the natural environment and make reasonable endeavours to minimise emissions, and where necessary, offset the impact of that development on the environment.

7.12 The Council, along with other local authorities located in West and East Sussex, is a member of the Sussex Air Quality Partnership, which seeks to ensure that a consistent approach is taken towards the management of air pollution. They have produced guidance 'Air Quality and Emissions Mitigation Guidance for Sussex (2019)' which outlines the steps required to assess and mitigate the impact that new developments may have on local air quality for a number of air pollutants.

7.13 The mechanisms for calculating the additional transport emissions associated with development and the method for determining the estimated monetary value of damage from proposed development caused by pollutants PM and NOx is set out in The Air Quality and Emissions Mitigation Guidance for Sussex (2019).

7.14 It should be noted that the design and layout of development can help to offset air quality impacts, and this should include the preservation and enhancement of green infrastructure - green spaces and woodland can help to offset the impacts of adverse air quality.

7.15 Applicants will be expected to refer to this guidance, or any future updates, screening checklist and where appropriate, enter into pre-application discussions with the Council's Air Quality Officer, to discuss site-specific considerations.

Policy 26 : Air Quality

The Council recognises the importance of the management of air quality. Taking into account any relevant Planning Guidance Documents, proposals will be required to:

1. Take account of The Air Quality and Emissions Mitigation Guidance for Sussex (2019), or any future updates. Major development proposals and proposals within an Air Quality Management Area (AQMA), or in relevant proximity to an AQMA, must be accompanied by an Air Quality Impact Assessment and an Emissions Mitigation Assessment;
2. Contribute to the implementation of local Air Quality Action Plans, and not conflict with the set objectives;

3. Minimise traffic generation and congestion through access to sustainable transport modes, maximising the provision for cycling and pedestrian facilities;
4. Encourage the use of cleaner transport fuels, including through the provision of electric car charging points;
5. Mitigate the impact on the amenities of users of the site and surrounding land to an appropriate level, where development creates or results in pollution including particulates, dust, smoke, pollutant gases or odour; and
6. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.

Strategic Policy 27: The Natural Environment and Landscape Character

7.16 The Council is seeking to maintain and where appropriate enhance the beauty and amenity of both the natural and built-up areas of the District. The potential for development to result in small changes that cumulatively impact on landscape, settlement character and the natural environment will be a key consideration, particularly in terms of the impact on smaller scale and local features. In addition to the protected landscapes, as shown on the Policies Map, Neighbourhood Plans and other development proposals will need to demonstrate that proposals conserve and enhance the character of the District as identified in documents such as the Horsham District Landscape Character Assessment 2003, Proposals should also demonstrate that development is located in areas with the greatest landscape capacity to accommodate development, as indicated in the Landscape Capacity Assessment 2019, or another subsequent updates to this documentation. Where appropriate, local green space designations may also have a role in conserving and enhancing the District, where it can be demonstrated that they are special to the local community in accordance with national guidance.

7.17 Consideration of the townscape character of settlements will be informed by broad based studies of historic character, Conservation Area Appraisals, Village or Parish Design Statements and any emerging Neighbourhood Plans. Maintenance of the existing settlement pattern is a key objective for the Council, and in particular maintaining the separation between settlements (see Policy 29 Settlement Coalescence).

7.18 Neighbourhood Plans and development proposals will need to demonstrate that proposals contribute to the multi-functional network of green spaces, water and other environmental features in urban and rural areas known as Green Infrastructure. Green Infrastructure includes trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands. The Council's Green Infrastructure Strategy identifies current and potential future provision of Green Infrastructure. This includes the opportunity to enhance existing biodiversity in identified opportunity areas. There is an expectation that there will be net gains to biodiversity, and Neighbourhood Plans and development proposals will also be required to demonstrate that existing biodiversity is protected and enhanced, including the hierarchy of designated sites indicated on the proposals maps and where necessary, demonstrate the requirements of the Habitats Regulations have been met. In addition to the identified Green Infrastructure, a strategic scale Nature Recovery Network is being developed in partnership with organisations such as the Sussex Wildlife Trust, and towards which future development will be expected

to contribute. The provision of Sustainable Urban Drainage Systems (SUDS) is expected to be given early consideration, and incorporated into development proposals at the outset, taking account of issues relating to their management, long term adoption and maintenance, and to enhancing the landscape

7.19 Whilst it is recognised that the undeveloped nature of rural areas must be protected, it is acknowledged that there may be circumstances where development is necessary to ensure the continued sustainable development of rural areas, including where it is necessary to retain farms and facilitate efficient sustainable farming operations. It might also include redevelopment of rural brownfield sites, which is required to sustain social and economic needs of rural communities, such as business uses, community, leisure, cultural and tourism facilities, or necessary upgrades to infrastructure, such as water supplies, or high speed broadband and renewable energy.

7.20 In addition to this policy, applicants should also take account of Policies 25 Environmental Protection, Policy 30 - Protected Landscapes, and Policy 31 Green Infrastructure and Biodiversity when considering environmental and landscape impacts of their development.

Strategic Policy 27: The Natural Environment and Landscape Character

The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will expect development proposals to be landscape led from the outset so that they clearly inform the design and layout. Proposals will also be required to:

1. Protect, conserve and enhance the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintain settlement separation;
2. Maintain and enhance the Green Infrastructure Network, the Nature Recovery Network and, where practicable, help to address any identified deficiencies in the District;
3. Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and secure net gains in biodiversity;
4. Incorporate SUDS into a scheme in an optimal location for their purpose whilst also securing landscape enhancements and good quality spaces. Proposals will be expected to provide details to demonstrate that the whole life management and maintenance of the SUDS are appropriate, deliverable and will not cause harm to the natural environment and/or landscape; and
5. Where applicable, conserve and, where possible, enhance the setting of the South Downs National Park and the High Weald Area of Outstanding Natural Beauty.

Strategic Policy Countryside Protection - Policy 28

7.21 Horsham District covers a large area and contains a diverse range of characteristics, from the heavily wooded character in the north, to more open river floodplains in the south. The Council is seeking to identify the most valued parts of the District for protection, and to maintain and enhance this natural beauty and the amenity of the District's countryside. It is considered important that the unique characteristics of the District's landscapes are retained and where practicable, enhanced. It will be necessary to ensure that development proposals take into account the key characteristics of the landscape character areas.

7.22 It is recognised that as part of the requirement to deliver a step change in housing growth, the Council may need to consider the allocation of urban extensions or a new settlement as part of a genuinely plan-led approach. Should such an approach be taken, these areas will have a designated settlement boundary. Areas outside any new allocations or other designated settlement boundaries will be expected to be retain their predominantly rural character. However, it is important not to unduly restrict rural communities and to maintain some flexibility to enable organic growth of existing appropriately located enterprises such as rural businesses, rural housing exception sites and rural workers' accommodation.

7.23 For the purposes of this policy, sustainable development of rural areas includes the diversification of activities on existing farm units which facilitate and do not prejudice the agricultural use. It also includes the suitably scaled expansion of existing appropriately located uses (premises and/or site) and the re-use/redevelopment of brownfield sites for equestrian, business or tourism use. The policy enables appropriate regard to be given to new development often located within the countryside such as equestrian facilities / stables; small scale camping facilities especially where linked to existing premises; green energy generating facilities ancillary to an existing premises or demonstrated to be of Regional or wider importance; and petrol filling stations located on an 'A' road. Where appropriate, the Council may seek evidence as to why a proposed use cannot be located within a built-up area boundary.

Policy 28 - Strategic Policy: Countryside Protection

1) Outside built-up area boundaries and unclassified settlements, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to and justify its countryside location, and must meet one of the following criteria:

   a) Support the needs of agriculture or forestry
   b) Enable the extraction of minerals or the disposal of waste;
   c) Provide for quiet informal recreational use; or
   d) Enable the sustainable development of rural areas.

2) In addition, all proposals must be appropriately integrated within the landscape and be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, conserves, and seeks to enhance, the key features and characteristics of the landscape character area in which it is located, including;

a. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
b. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
c. The landform of the area; and
d. Where relevant, the designated South Downs National Park 'International Dark Sky Reserve' (IDSR).

Strategic Policy 29 - Settlement Coalescence

7.24 Horsham District is characterised by rural countryside interspersed with a network of market towns, villages and small hamlets. There is a need to retain the network of rural settlements and their separate identities, and it is important to contain the rural settlements and retain the sense of leaving one place and arriving at another. There are places where further development in the gap between settlements would result in the areas joining and losing their own individual sense of place. Even where there is countryside between settlements, the presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation. A particular example is the A264 between north eastern edge of Horsham and Crawley. Other communities in the district have raised concerns about the potential for other settlements to merge, including Southwater and Horsham, and West Chiltington Common with West Chiltington Village.

7.25 Whilst the existing situation cannot be addressed by planning policy, further urbanisation can be resisted. This policy will ensure that settlements retain their unique identity and the undeveloped nature of the landscape between towns and villages will be retained. The Council will consider how proposals fit within the wider topography and whether landscape features such as the network of fields, trees and hedgerows are conserved, and therefore maintain the break between settlements. We will also seek to limit other urbanising impacts including increased lighting, traffic movements and ribbon development along road corridors. It should be noted that this policy applies to all settlements, but particular regard to the policy criteria will be given when considering proposals located between Horsham and Crawley, Southwater and Horsham, or West Chiltington Common and West Chiltington Village.

7.26 It is recognised that a number of proposals have been submitted to the Council for consideration as locations for strategic housing growth. A number of these are in the key locations which have been identified as being most sensitive for their potential for settlement coalescence. Whilst no final decisions have been made as to whether these sites should be allocated, the sites are in locations where there has been sustained pressure for development. Paragraph 72 e of the National Planning Policy Framework states that when identifying suitable and sustainable locations for development they should consider whether it is appropriate to establish Green Belt around or adjoining new developments of a significant size. Therefore, as part of our consideration of these sites, will look at whether any locations in the District meet the criteria for Green Belt designation, which are set out in paragraph 135 of the NPPF. Any proposals would require the Council to:

a) demonstrate why normal planning and development management policies would not be adequate;

b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;

c) show what the consequences of the proposal would be for sustainable development;

d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas;

and e) show how the Green Belt would meet the other objectives of the Framework.

Future Green Belt Designation

- Do you agree that we should consider whether the designation of Green Belt may be appropriate in this District?
- Do you have any suggestions for the sites or locations which may be appropriate for designation?
- Why do you consider that the land you have suggested meets the NPPF criteria as set out in paragraph 7.26?

Strategic Policy 29: Settlement Coalescence

1. Landscapes will be protected from development which would result in the coalescence of settlements in order to protect local identity and a sense of place. Development between settlements will be resisted unless it can be demonstrated that:

a) There is no significant reduction in the openness and 'break' between settlements;
b) It does not generate urbanising effects within the retained 'break' between settlements, including artificial lighting, development along and/or the widening of the roads between the settlements; and increased traffic movements.
c) Proposals respect the landscape and contribute to the enhancement of their countryside setting, including, where appropriate, enhancements to the Green Infrastructure network, the Nature Recovery Network and/or provide opportunities for quiet informal countryside recreation.

2. Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.

Strategic Policy 30 - Protected Landscapes

7.27 Designated for their national importance in terms of landscape and scenic quality, sections of both High Weald Area of Outstanding Natural Beauty (AONB) and the South Downs National Park fall within the administrative area of Horsham District. The South Downs National Park Authority is the Planning Authority for the National Park Area, including the area within Horsham District. This policy, in common with all others in this plan does not therefore apply to the land within the National Park Area, however, appropriate regard should be given in respect of land within its setting.

7.28 It is essential that the key qualities of these protected landscapes are conserved and enhanced. In the AONB, this includes the heavily wooded character, gill streams and historic farmsteads and into the locally distinctive hammer ponds whereas a key feature of the South Downs are the steep scarp slopes which form a backdrop to many of the settlements in the south of the district. The conservation and enhancement of protected landscapes will be actively supported, particularly as defined in the High Weald AONB Management Plan and the South Downs Integrated Landscape Character Assessment or any other relevant updates to these documents.

7.29 Development has the potential to harm protected landscapes. Major development within the AONB will not normally be permitted, and will need to demonstrate that the need for development cannot be met elsewhere or in another way, and that the development is in the public interest. It is however acknowledged that protected landscapes need to be able to adapt to cope with new pressures and meet the needs of residents in the area, and there may be cases where small scale development that helps to maintain economic or social well-being in or adjoining these landscapes is necessary.

7.30 Development close to the edge of both the AONB and the South Downs National Park has the potential to have adverse impacts on the qualities of these landscapes, and applicants will need to be mindful of this in relation to any proposals close to the boundary of either of these protected landscapes.

Strategic Policy 30: Protected Landscapes

1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported within the High Weald AONB and in the setting of protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.
2. Proposals should have regard to any management plans for these areas and must demonstrate:
    a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes having appropriate regard to 'dark skies', and maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures;
    b. How the public enjoyment of these landscapes will be retained; and

c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

3. In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.

Strategic Policy 31 - Green Infrastructure and Biodiversity

Green Infrastructure

7.31 Green Infrastructure is a term used to describe a multi-functional and connected network of green spaces, water and other environmental features in urban and rural areas. It includes trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands. Green Infrastructure can contribute to the provision of 'ecosystem services'. This includes flood protection, water purification, carbon storage, land for food production, places for recreation, landscape and nature conservation. Without these services, life as we know it would not be possible, and increased flooding or drought episodes would have severe economic consequences.

7.32 The Council has identified the key strategic Green Infrastructure Assets and opportunities in the District. In addition to existing features such as woodland and rivers, there are also new opportunity areas where new elements of green infrastructure could be provided in the future. It is important to note that Green Infrastructure extends beyond Council boundaries - the Downs Link for example extends north to Guildford and south to Shoreham-by-Sea. Green Infrastructure also exists at a smaller scale, in towns, villages and neighbourhoods. New development can also provide new green infrastructure, such as sustainable drainage systems that can also be used as green spaces, or by providing new recreation routes that are planted to benefit biodiversity.

7.33 The network of Green Infrastructure within the District must be maintained and enhanced. Further detail on the precise location of the strategic Green Infrastructure assets is available in our Green Infrastructure Strategy documentation. Applicants will also need to be mindful of other policies in this document and any future revisions.

7.34 In addition to the identified Green Infrastructure, a strategic level Nature Recovery Network is being established to which the Green Infrastructure network will contribute. The Nature Recovery Network will be informed by the five year 'Wilder Horsham District' partnership between the District Council and the Sussex Wildlife Trust approved on the 28 November 2019. Nationally, 41% of UK species' populations have reduced since the 1970s, and 15% of wildlife species are estimated to be under threat of extinction. The partnership aims to reverse the decline in species and habitats and to contribute to tackling and reducing the impacts of climate change. The partnership seeks to take a landscape approach to overcome fragmentation and build landscape resilience to help ensure wildlife can move around, and to build a legacy so the work to reverse the decline continues beyond the life of the partnership. It will initially focus on the following landscapes and areas but this focus may change to take into account work by the Sussex Nature Partnership. Development proposals should therefore consider how they can contribute towards to the following:

1. **Hedgerows** in the Low Weald (providing important connectivity between fragmented habitats)
2. **Woodland** – new planting and allowing natural regeneration, important tools in capturing more carbon and helping wildlife
3. The Adur catchment; improve **freshwater and floodplain habitats**, water quality and flood resilience through working with natural processes
4. Join up key sites, such as the Knepp Estate with the woodland to the north-east of Horsham town and The Mens in the west of the District, creating the core of a District wide **ecological network**.
5. Take action to support **pollinating insects** throughout the district, in both towns and rural areas.

Biodiversity

7.35 A key element of Green Infrastructure is retaining a rich biodiversity network. The nature of the habitats and species found across the District is very varied, but key characteristics include the network of woodland habitats, which is particularly dense in the north of the District. Much of this woodland has been present since at least 1600. Designated as ancient woodland, these areas are of particular importance to wildlife and are irreplaceable. As identified by the Local Economic Partnership, woodland has the potential to play a key economic role in the District in the future, providing a low carbon fuel source and biodiversity benefits. Another key habitat in the District is the dense network of hedgerows, which support a range of wildlife and act as corridors, linking wildlife habitats within the District. The floodplains of the Arun and Adur are also distinctive habitats within the District, and the Arun Valley is of both national and international importance for nature conservation. Farmland is another key habitat across the District, and the south-west of the District provides an important feeding ground for the internationally important Barbastelle bats.

7.36 Development has the potential to harm biodiversity both directly and indirectly. Direct effects include loss of land to new development, whereas indirect effects include increased traffic resulting in a decline in air quality, which can impact habitats and species some distance from a development site. Development does however have potential to create places for biodiversity, for example by maintaining existing and planting native species as part of site landscaping, or incorporating features such as bat and bird boxes, hedgehog accessible 'boundary gaps', and green roofs/walls which provide better insulation and help to reduce surface water run-off.

7.37 This policy seeks to secure a 10% net gain in biodiversity, as a minimum. The Policies Map shows the location of key nature conservation sites and further information regarding the location of areas with potential for enhancing biodiversity (biodiversity opportunity areas) is available in the Council's Green Infrastructure Strategy and the Sussex Biodiversity Action Plan. Further information on habitats and species that have been recorded in the District is available from the Sussex Biodiversity Record Centre.

7.38 Development proposals must provide sufficient information to assess the effects of development on biodiversity, and should provide any necessary ecological / geodiversity surveys and reports. These should include any proposed prevention, mitigation or compensation measures. Reports should include evidence that they have followed the mitigation hierarchy set out in BS42020, which seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and, as a last resort, to

compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.

7.39 Appropriate regard should be given to current and historical data, regeneration / re-population potential, species' adaptability to climate change, irreplaceability of habitats, the significance of the site for the connectivity of habitats and species, and, where possible an assessment of 'natural capital'. All development proposals should seek to enhance biodiversity through a range of measures, including enhancements either on or off the site, and provide buffer strips around protected sites, including Ancient Woodland and other vulnerable habitats, and maintain, re-instate and enhance wildlife corridors. Applicants will also need to be mindful of the presence of any invasive species on the site and seek to remove these in accordance with any relevant legislation.

7.40 Although located in the South Downs National Park, applicants will need to be particularly mindful of the impact development within Horsham District could have on Arun Valley Special Protection Area (SPA) and The Mens Special Area for Conservation (SAC). Both these sites are of international importance for nature conservation, and applicants will need to demonstrate that development does not have adverse impacts on either of these sites in accordance with relevant legislation. In the case of Arun Valley, proposals must demonstrate that they will avoid harm to the water quality and water levels on site. In the case of The Mens, development must not impact on bat flight paths in the District. As recommended in the Habitat Regulations Assessment of this plan, a 'bat sustenance zone' has been identified and is shown on the Policies Map. Within this area, it may be necessary for compensatory measures such as hedgerow enhancement to be undertaken prior to any development. This will also contribute to the establishing the Nature Recovery Network.

7.41 In addition to the wider importance of woodland and Ancient Woodland identified above, individual trees, including 'veteran trees' are also important contributors to the character and biodiversity of the District, and many are protected by Tree Preservation Orders. Traditional orchards are also important for biodiversity. It should be recognised that it may sometimes be necessary to undertake work on or fell protected trees (e.g. due to disease or storm damage). Applicants wishing to undertake work on protected trees are advised to consult the available Government Guidance on this issue. Where replacement planting is required, replanting with native species will be encouraged to ensure that ecological networks remain functional and to prevent the isolation of trees and woodland in the landscape.

7.42 In general, the Council will support new development which retains and /or enhances significant features of nature conservation on development sites, and that brings forward 10% biodiversity net gain. In addition to supporting development which makes a positive contribution to biodiversity, support will be given for landscape scale enhancements through the Nature Recovery Network, through the creation of green spaces, and linkages between habitats to create local and regional ecological networks. This will not only increase populations of species and the different types of species but also ensure that wildlife is more resilient to change.

Policy 31 - Strategic Policy: Green Infrastructure and Biodiversity

1. Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure, the Nature Recovery Network, natural capital and biodiversity. Proposals that would result in the loss of

existing green infrastructure or part of the Nature Recovery Network will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2. Proposals will be expected to retain and enhance existing fresh water features, hedgerows, trees and deciduous woodland and the provision of additional hedgerow and tree planting will be sought subject to appropriate consideration of local and wider context, habitats and species.
3. Where the felling of a tree is necessary, for example due to disease, replacement planting with a suitable species and location to retain the link with the wider network of habitats and Green Infrastructure, will be required.
4. Development proposals will be expected to remove invasive species and will be required to contribute to the enhancement of existing biodiversity and deliver, as a minimum, a 10% net gain through the delivery of appropriate on-site biodiversity net gain or, where this is not practicable, to off-set the delivery to the Nature Recovery Network.
5. Proposals should create and manage appropriate new habitats, taking into account pollination, where practicable. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity, and where appropriate the Nature Recovery Network, through the creation of green spaces, and linkages between habitats to create local and regional ecological networks and allow the movement of wildlife through development sites.
6. Particular consideration will be given to the hierarchy of sites and habitats in the District as follows:

    a) Special Protection Area (SPA) and Special Areas of Conservation (SAC)
    b) Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)
    c) Local Wildlife Sites (LWS), Local Nature Reserves (LNRs) and any areas of Ancient woodland, traditional orchards, local geodiversity or other irreplaceable habitats not already identified in a & b above.

7. Where development is anticipated to have a direct or indirect adverse impact on sites or features of importance to nature conservation, development will be refused unless it can be demonstrated that:

    a) The objectives of a site's designation, where applicable, and integrity of the area will not be undermined;
    b) The reason for the development clearly outweighs the need to protect the value of the site; and,
    c) That appropriate mitigation and compensation measures are provided.

8. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a Habitats Regulation Assessment to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 32 - Local Greenspace

7.43 Local Green Space provides a wide range of social, health and environmental benefits and are a vital component of the District's green infrastructure. The purpose of local green spaces is to protect green areas of particular importance to local communities and provide special protection. Although individual spaces may not provide the strategic functions of a designation such as Green Belt, they are nonetheless important at a neighbourhood level and should be protected because of their special value to the local community.

7.44 The NPPF 'presumption in favour of sustainable development' does not apply to designated local green spaces. However, national policy is clear that designation of local green space should be consistent with the wider planning policy for the area. Proposals affecting the designated Local Green Space should be consistent with national Green Belt Policy.

Policy 32- Local Green Space

1. Local green and open spaces should be protected. Areas designated as local green space, as identified on the Policies Map, will be safeguarded from development unless it can be demonstrated that:

a) Development is proposed to enhance Local Green Space functions, for example through improvements to access, recreation and wildlife; or
b) Required for a statutory utility infrastructure purpose, for example water, gas, electricity or telecommunications provider.

2. The creation of new areas of publicly-accessible green space should be supported and allocated through Neighbourhood Plans, providing it is within reasonably close proximity to the community it serves, is local in character and is not an extensive track of land. It must also meet the relevant criteria in relation to scale, beauty, historic significance, recreational value, tranquillity and ecological value and does not conflict with the strategic policies of this Local Plan.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Chapter 8 - Development Quality, Design and Heritage

- Horsham District has a mostly rural character, containing a network of villages and towns, each with their own character. Development proposals will need to consider how this character can be maintained and where possible enhanced.
- In order to maintain the District's high quality of life for existing and future residents, development will need to be designed to ensure that it is of a high quality.
- The District's rich and diverse cultural heritage and archaeology contributes to the sense of place and character. These are not always protected by national designations, but in combination they have a high local value.
- Any proposals for development should consider the impact on the District's history and heritage
- The District has a number of significant heritage assets which need to be conserved in order for future generations to enjoy them.

8.1 The District has a rich history with Saxon estates and medieval villages. Horsham became a market borough in the 14th Century. The north of the District grew through the development of the Wealden iron industry and the south grew through the wood trade. There was a 'boom' period for the District during the 15th and 16th centuries; the 17th to 19th Century saw a comparative depopulation, with a reversal occurring in the late 20th Century. This is reflected in the buildings in Horsham town and the surrounding villages. The District is home to 1,860 listed buildings, 39 Conservation Areas, 77 Scheduled Ancient Monuments and 252 sites of archaeological interest, as well as historic parks and gardens.

8.2 Understanding the cultural heritage of the District is important as it guides settlement patterns and historic landscape considerations, and also influences decisions about the materials used in development. The historic environment also has a key role to play in the local economy: historic buildings in town centres attract businesses and shoppers, and stately homes and parks are often a tourist attraction.

8.3 For development to be sustainable, good design is essential. It will need to draw on local, social and environmental characteristics alongside visual and functional concerns. Good design will ensure that development enhances and complements local character, landscape and open spaces, and ensure that environmental mitigation is incorporated into development. Ultimately good design should achieve vibrant and functional communities with a distinctive 'sense of place'.

Strategic Policy 33: Development Quality

8.4 Good design is a key element in sustainable development. This policy seeks to ensure that development in the District promotes a high standard of design, architecture and landscape. Development will be required to enhance and protect locally distinctive characters through good design, landscaping (both within a scheme and in terms of the impact on surrounding landscapes), creating or contributing to the identity or 'sense

of place', and in ensuring that local, social and environmental characteristics are considered.

Strategic Policy 33: Development Quality

High quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be required to:

1. Provide an attractive, functional, accessible, safe and adaptable environment in accordance with the principles of the National Design Guide, or any future updates;
2. Complement and respond to locally distinctive characters and heritage of the District. In appropriate locations where existing character allows, unique modern new design which has a high standard of architectural principles may be considered;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their structural surroundings and the landscape in which they sit;
4. Make efficient use of land and optimise the provision and use of buildings and open space within a site, taking into account the character, appearance and needs, together with the appearance and needs of the surrounding area;
5. Contribute to, and enhance, the green infrastructure that makes the District a more pleasant place to live. Existing landscape belts, trees, and hedgerows that are field boundaries and form the character of the landscape should be retained; and
6. Help secure a framework of high quality open spaces which meets the identified needs of the community as set out in any relevant Neighbourhood Plan, Design Statement and Character Statement.

Strategic Policy 34: Development Principles

8.5 To ensure that all proposals for development are of high quality, well designed and take account the existing character of the area, the following policy will apply to all new development. Applicants must consider all of the criteria within this policy in relation to their proposal, and will be required to justify why they do not consider a specific element relevant to their application. The NPPF is clear that we should achieve appropriate densities and optimise use of land. This will require consideration of a range of factors including an area's prevailing character and setting and the potential for regeneration or change.

Strategic Policy 34: Development Principles

In order to conserve and enhance the natural and built environment, all proposals for development will be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist and meet the requirements of, and accord with, other Local Plan policies and designations;

2. Provide or retain a good standard of amenity for all existing and future occupants of land and buildings of the proposed site;
3. Be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example through overlooking, dominance or overshadowing, traffic generation and general activity, noise, odour and/or vibration, whilst also having regard to the sensitivities/impact of surrounding development;
4. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
5. Ensure that it is locally distinctive in character, respects and responds to the character of the surrounding area (including the overall setting, townscape features, views and green corridors) and, where available and applicable, takes account of the recommendations/ advice in the relevant Supplementary Planning Documents, Design Statements and Character Assessments;
6. Use high standards of building materials, finishes and landscaping and be sustainable in design and construction, incorporating best practice in resource management, energy efficiency and climate change adaption;
7. Include the provision of street furniture, public art and streetscene improvements where appropriate;
8. Development must relate sympathetically to the local landscape and should retain existing important landscape and natural features, for example trees, hedges, banks and watercourses. Any losses or harm to landscape and natural features that may occur through the development will require justification and evidence that new opportunities will be provided or that that mitigation or compensation for any loss will be provided.
9. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

10. Incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities;
11. Incorporate measures to reduce actual or perceived opportunities for crime or antisocial behaviour both on the site and in the surrounding area. Measures include the creation of visually attractive frontages with windows and doors that provide informal surveillance of public areas by occupants of the site , adjoining streets and public spaces; and
12. Make a clear distinction between the public and private spaces.

Policy 35 - Heritage Assets and Managing Change within the Historic Environment

8.6 The historic environment is one of the District's greatest assets. It is rich and varied through both the urban and rural contexts of the District, with many high quality historic places that have formed part of the landscape for thousands of years. In many places throughout the District, the historic environment is the district's environment. Farms, hamlets, villages and towns form the core of this District's historic development and character.

8.7 The Council recognises that the historic environment is an irreplaceable resource which should be conserved for future generations. It provides a backdrop to sustainable tourism and local economy by creating places that are unique to the district.

8.8 The historic environment is recognised and conserved through local and statutory designations. The District is home to around 1,500 Listed Buildings, including St. Mary's House, 27 Conservation Areas, 30 Scheduled Monuments, 252 Sites of Archaeological Interest and a number of Registered Parks and Gardens, including Leonardslee Gardens, Knepp Castle and Warnham Court.

8.9 Local heritage is recognised through designated Sites of Archaeological Interest, "Locally Listed" buildings as well as similar assets which come to light during the course of development. Collectively, the District's historic environment are these heritage assets and carry weight in the consideration of planning and development matters.

8.10 Heritage assets may be classified as either 'designated' or 'non-designated' and both can be important to consider through the planning process. The aim of the historic environment policy is to preserve and, where appropriate, enhance the significance of the District's heritage assets, including where those qualities make the asset special and historic. Significance is defined as the value of the heritage asset and setting as illustrated by the archaeological, architectural, artistic and historic interest it possesses.

Horsham Roofing Stone

8.11 Of the local building materials used in the construction of buildings in the past, Horsham roofing stone is the most difficult to obtain, but is also a locally distinctive building material which makes a strong contribution to the character of the District. Horsham Roofing Stone is a relatively scarce material and it is essential that opportunities to extract the stone are taken to ensure the District's historic roofs, including those of listed buildings, can be repaired in the future. The availability of Horsham roofing stone will also enable new development to reinforce the local distinctiveness of the District.

8.12 In order to facilitate opportunities for extraction of Horsham Stone, the Council will expect development proposals to include a proportionate minerals resource assessment. Where a site is underlain by the safeguarded area for building stone as illustrated in the West Sussex Joint Minerals Local Plan or contains a site of historic Horsham stone extraction a minerals resource assessment must be to a standard acceptable to the Minerals Planning Authority.

Policy 35 - Heritage Assets and Managing change in the Historic Environment

The Council recognises that heritage assets, both designated and non-designated, and their settings are an irreplaceable resource, and as such the Council will preserve and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record. Proposals to alter or extend Listed Buildings, including curtilage listed buildings, must be accompanied by a Heritage Statement;
2. Reflect the current best practice guidance produced by Historic England and Conservation Area Character Statements;
3. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
4. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings and features including trees, fabric and materials;
5. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Change of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and
6. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, and provide assessments as appropriate.

Proposals which would cause substantial harm to, or loss of a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.

Policy 36 - Shop Fronts and Advertisements

8.13 Shop fronts, including temporary shop fronts, and advertising help contribute to a vibrant and successful economy. To enable shopping areas to remain vibrant whilst protecting the often historic character of town and village centres across the District, shop fronts and advertisements will be expected to be of high quality and will require a particularly sensitive approach in Conservation Areas and Listed Buildings.

8.14 When assessing the relationship of the shop front to the building the Council will require details of the evaluation of the whole building frontage. In Conservation Areas in particular, traditional materials of suitable colours or high quality substitutes should be used. Applicants should consult Horsham District Council: Design of Shopfronts and Advertisements or any subsequent updates, as well as any other Council or local parish design guidance.

Policy 36 - Shop Fronts and Advertisements

1. Applications for new, replacement and temporary shop fronts, including fascias, will be supported where the proposal respects the architectural style, character and form of the buildings or location of which they form a part, including appropriate use of materials, colour and illuminations.
2. Within Conservation Areas or on Listed Buildings or other designated heritage assets, proposals will be expected to retain an existing traditional shop front and/or features of architectural or historic interest, through retention or restoration. This will include the use of traditional materials, traditionally painted fascias and hanging signs with muted colours. In some cases, discreet externally illuminated signs may be acceptable.
3. Advertisements, including hoardings, illumination of hoardings and illuminated fascia signs should be sensitively designed, of an appropriate size and appropriately located. Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of scale, detail, character, design or illumination; impair on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene.
4. The cumulative impact of advertisements on the character and appearance of the surrounding townscape and landscape will be considered as part of any such application.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Chapter 9: Climate Change and Flooding

The following issues have been identified that will be addressed through the policies in this document:

- Development needs to be designed to be adaptable to the impacts of a changing climate and to reduce vulnerability to issues such as flood risk, drought and changing temperature patterns.
- Renewable technologies should be incorporated into new developments, including district heating schemes or solar energy.
- An increase in pressure for renewable energy provision may conflict with landscape and townscape character
- A key mechanism to address climate change will be to ensure that new developments are built to high sustainability standards, to reduce the demand for energy and reduce emission of greenhouse gases. Reduction in the demand for transport should also be incorporated where possible to reduce the impacts of traffic on climate change.
- Development will place increased pressure on water resources. Changing weather conditions as a result of climate change (such as hotter summers) may also increase demand for water.
- Any development proposals will need to consider the capacity on existing wastewater treatment works and the ability of these sites to expand in the future.
- Climate change has the potential to increase the area at risk of flooding. Development will need to be located away from areas at risk of flooding and incorporate measures to avoid increasing the risk of flooding downstream.
- Development also has the potential to increase flood risk by increasing the speed and quality of run-off into rivers and streams. Development must incorporate appropriate flood attenuation measures to manage such runoff.

9.1 It is widely accepted that climate change is being generated by increasing levels of carbon dioxide (CO_2) in the atmosphere. In Horsham District, these emissions arise from a range of sources, including homes, businesses and transport. Climate change will impact the District in a number of ways including drought, flooding and an increase in the number of heatwave events. These impacts have the potential to affect business and public health. There is therefore a need for the Horsham District Planning Framework to recognise the effects of climate change and consider ways the District can adapt to the changes already taking place.

9.2 Nationally the UK has committed to becoming net carbon zero by 2050. This has been reflected locally by the adoption of a Notice of Motion in June 2019. This committed the Council to the development and implementation of a range of measures that work towards a zero carbon target. Although positive steps to lower carbon emissions have been made, with carbon emissions for the District reducing by 32% between 2005 and 2017, this needs to continue. The need to mitigate and adapt to climate change is therefore a key objective of this plan. The largest sector for carbon emissions is transport, (46% of the total); with 30% for industry and commercial and 34% for homes. Carbon reduction will need to be delivered through a number of measures, including

indirectly through providing more local employment and reducing commuting distances.

9.3 In order to demonstrate how proposals will minimise the impacts of and adapt to climate change, planning proposals will need to be accompanied by information proportionate to the scale of development proposed. These Statements should set out how the development has taken measures to mitigate and adapt to the effects of climate change; how the development has considered the energy hierarchy and heating and cooling hierarchy, if appropriate; and how sustainable design and construction measures have been incorporated into development design. The statements should also address how any potential flood risk will be mitigated, as set out in the policies within this plan. Positive weight will be given to low carbon and renewable energy schemes that have clear evidence of local community involvement. However, such schemes will also need to ensure that they do not have significant adverse effect on landscape character, biodiversity, heritage or cultural assets or amenity value.

Strategic Policy 37 - Climate Change

9.4 The impacts of climate change are predicted to increase over time, with winters getting warmer and wetter, while summers become hotter and drier. It is expected that there will be more extreme weather leading to impacts including intense rainfall, floods, heatwaves, droughts and increased risk of subsidence. These impacts will affect people's lives, homes and businesses as well as essential services and supplies such as transport, hospitals, water supply and energy. There will also be significant impacts on biodiversity and the natural environment.

9.5 There is a need to ensure that new development seeks to reduce factors that contribute to climate change, and that new development is adapted to future climate change to make sure future communities can live, work, rest and play in a comfortable and secure environment in the face of inevitable climate change. Given the anticipated level of growth in the District, it is important that development takes place in a sustainable manner, incorporating climate change reduction and adaptation technologies and that these are flexible to accommodate technological advancements throughout the plan period. Buildings, services and infrastructure need to be able to cope easily with the impacts of climate change. Part of this ability to cope relates to ensuring that new development is designed to adapt to more intense rainfall, the possibility of flooding, heatwaves and droughts. The design of developments need to be more considerate to matters such as shading, insulation and ventilation, surface water runoff and storage and the use of appropriate tree and other planting.

9.6 Planning can have a key role in shaping places to help minimise vulnerability and provide resilience to the effects of climate change. This policy is an overarching policy, designed to ensure the impacts of climate change are fully considered from the onset of early design and to ensure that development is future proofed and able to recover from extreme weather events such as flooding, drought and heatwaves.

9.7 There is an expectation that developers will demonstrate how they have incorporated measures to adapt to climate change into development design. In addition to this policy, reference should be made to transport policies, and minimise the need to travel, and contributing to the electric vehicle network.

Strategic Policy 37 - Climate Change

Carbon reduction

Development proposals are expected to include measures which contribute to achieving zero carbon. Major development proposals will be expected to attain a 19% reduction of the Dwelling Emission Rate when compared with the 2013 Edition of the 2010 Building Regulations (Part L) (equivalent to the code for sustainable homes level 4). Schemes will be expected to demonstrate how this target will be attained. The Council will be supportive of a range of measures to achieve this target, including but not limited to:

1. Influencing the behaviour of occupants to reduce energy use;
2. Reducing the amount of energy used in construction and operation of new buildings, including through the materials used in construction;
3. The use of decentralised, renewable and low carbon energy supply systems including solar panels and ground source heat pumps;
4. Using patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and
5. Incorporating measures that reduce the amount of biodegradable waste sent to landfill.

Climate change adaptation

All major development must demonstrate how it has been designed to adapt to the impacts of climate change and reduce vulnerability, particularly in terms of flood risk, water supply and changes to the District's landscape. Such measures should include:

1. Use of site layout. Wherever possible new buildings should be orientated to maximise the opportunities for both natural heating and ventilation and to reduce the exposure to wind and other elements;
2. Design measures to maximise resistance and resilience to climate change, for example through the use of solar shading, thermal mass, heating and ventilation, green and brown roofs and green walls;
3. Green infrastructure and dual use Sustainable Urban Drainage Systems (SuDS) to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration; and
4. Measures which promote the conservation of water and/or grey water recycling.

Policy 38: Appropriate Energy Use

District Heating

9.8 Without mitigation, there is potential for future development in Horsham District to have a significant impact on the consumption of energy and resources, which in turn will contribute to climate change, including global heating.

9.9 Electricity production in the UK is currently dominated by a centralised electricity generating system. Centralised electricity generating stations are not efficient: on average around 65% of the energy used to produce electricity is lost as heat before it even reaches consumers. If better use could be made of this waste heat, and the transmission distances reduced, there would be major benefits in tackling climate change and improving security of supply. It is considered that decentralised energy systems such as combined heat and power can help address these issues – these systems are considerably more efficient.

9.10 This policy seeks to ensure that developments consider the most appropriate energy use as a means of improving efficiency into their design. There is an expectation that developments will be constructed to energy performance standards that push beyond Building Regulations and where this is not met on site, it is expected that there will be a contribution to a carbon offset fund in order to work towards achieving carbon neutrality.

9.11 The Planning and Energy Act 2008 allows local planning authorities to impose reasonable requirements for:

a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;
b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;
c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.

9.12 At the current time, the Government are consulting on their intention to repeal part (c). Should this proceed, part (a) and (b) will remain. Therefore, in order help reduce carbon emissions all major development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted energy requirements. Such energy generation could take the form of photovoltaic energy, solar-powered, heat pumps and geo-thermal water heating.

9.13 Although completed some time ago, the West Sussex Sustainable Energy Study 2009 provides a resource assessment of the capacity of each of various renewable technologies. As the District is a largely rural area with a number of areas of high landscape sensitivity, the study found that there were limited opportunities for energy installations which require extensive land areas such as large scale wind farms.

9.14 Given the relative lack of opportunities for large scale renewable and low carbon energy generation in Horsham district, the West Sussex Sustainable Energy Study recommended a hierarchical approach be applied to the use of energy and energy technologies such as combined heat and power. Using these hierarchies will ensure the lowest carbon outcomes are achieved in any given context.

9.15 The main focus of the policy is the provision of a hierarchy to ensure that development that comes forward is connected to the most efficient source of energy available. In addition, there will be a new requirement for all new strategic scale developments to combine heat and design into their master-planning. The aim of this is to ensure that the development mix, density and layout of large developments is optimal for connection to district heat networks. Designated Heat priority areas indicate the key locations in the District where there is the greatest potential to connect to localised heating sources. This is particularly important given the suggestion by the Committee on Climate change that new homes should not be connected to the gas network by 2025.

9.16 The development of District heating networks in new developments will be encouraged. New development in Heat Priority Areas will be expected to maximise opportunities for the development of a District heating network which may include the incorporation of sites and buildings in areas where district heading has yet to be developed.

Renewable Energy

9.17 The development of renewable and low carbon energy is a key means of reducing the District's contribution to climate change. Renewable and low carbon energy can encompass a wide range of technologies including combined heat and power (CHP); combined cooling, heat and power (CCHP); district heating, energy from waste, wind (large and small scale), biomass, solar (thermal and photovoltaics) and heatpumps.

9.18 Due to the variations in the suitability, type and scale of energy resources which could be used throughout the District, a flexible approach to energy targets should be applied, in order to ensure opportunities for greater carbon savings are maximised where they exist, without placing undue pressure on areas where savings may not be technically or financially feasible.

9.19 The Renewable Energy Study identified the use of district heating including CHP and CCHP as a cost effective means of providing low carbon energy in identified Heat Priority Areas. Outside these areas the focus should be on other types of renewable and low carbon technologies such as solar thermal, photovoltaic and ground source heat pumps.

9.20 Support will be given to community initiatives which are used to deliver renewable and low carbon energy, especially when considered as part of a Neighbourhood Plan.

9.21 The evidence base supporting this plan (the West Sussex Sustainable Energy Study), identified limited capacity for wind turbine development due to the landscape constraints of the District. Any wind turbine proposals will be considered against the written Ministerial Statement concerning Energy and Climate Change, published on the 18th June 2015 or latest government guidance thereafter.

9.22 Renewable energy proposals will need to take into account the impact that they may have on protected landscapes. This includes the need to take into account views from protected landscapes to proposals which lie outside the South Downs National Park or High Weald AONB. Applicants should also refer to Policy 30 - Protected Landscapes.

Strategic Policy 38 - Appropriate Energy Use

All new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements.

District Heating and Cooling

1. In meeting the sustainability requirements of this plan, all domestic and non-domestic developments will be expected to comply with the heating / cooling hierarchy set out below;

a. Connection to existing (C)CHP distribution networks
b. Site wide renewable (C)CHP
c. Site wide gas-fired (C)CHP
d. Site wide renewable community heating/cooling
e. Site wide gas-fired community heating/cooling
f. Individual building renewable heating
g. Individual building heating, with the exception of electric heating

2. All new strategic developments and development located within Heat Priority Areas must incorporate combined heat and power into their master planning. Commercial and residential developments in Heat Priority Areas will be expected to connect to district heating networks where they exist or incorporate the necessary infrastructure for connection to future networks.

Energy Statements

3. All applications for residential or commercial development must include an Energy Statement demonstrating how compliance with the Heating/ Cooling hierarchy has been achieved. Horsham District Council will work proactively with applicants on major developments to ensure these requirements are met.
4. Where compliance with the Heating/ Cooling hierarchy has not been possible, a contribution into a Carbon Offset fund will be sought to work towards achieving carbon neutrality, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.

Renewable Energy Schemes

Stand-alone renewable energy schemes will be supported where they do not conflict with other policies in this plan. Community initiatives which seek to deliver renewable and low carbon energy will be encouraged.

Policy 39 - Sustainable Design and Construction

9.23 Sustainable design has a key role to play in mitigating the environmental impact of new development, at the time of construction and in the future. This policy seeks to ensure new development is designed and constructed in a way that minimises its impact on the environment, however it now also includes the requirement that ‘Non-domestic floorspace must achieve a minimum standard of BREEAM ‘Very Good’ with a specific focus on water efficiency’.

9.24 Water is a key resource in the District and has a fundamental part to play in contributing to the economy, ecosystems and overall health of the District's population. Much of the South East has now been designated as an ‘area of serious water stress’ by the Environment Agency. This is something which is recognised in the Water Resource Management Plans (WRMP) of the two water companies operating in the District; Southern Water and Thames Water. Climate change has the potential to place further stress on this supply, causing longer periods of drought and reducing river flow which could impact the quality of the District's rivers. On this basis , Horsham District Council propose that all new housing should meet the tighter level of water efficiency in line with Southern Water’s ‘Target 100’ objective for reducing water use to 100 litres per person per day by 2040 as set out in its Water Resources Management Plan 2020-2070 document.

9.25 The Building Research Establishment Environmental Assessment Method (BREEAM) is an accredited, independent method for assessing the environmental performance of non-domestic development. Non domestic development should be assessed against the BREEAM standard and all new non-domestic development should achieve the level ‘Very Good’ under this standard. The Council will require the BREEAM standard to be verified by an independent assessor at the applicant or developer’s cost.

9.26 The policy also seeks to deliver flexibility in development design to enable buildings to be easily adapted, either to respond to a changing climate or to reflect changing lifestyle needs. Where traditional or historic buildings are retrofitted to reduce emissions, applicants are advised to refer to Energy Efficiency and Historic Buildings (or any relevant updates) published by Historic England.

Policy 39 - Sustainable Design and Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

a) Development should minimise construction and demolition waste and utilise recycled and low-impact materials;
b) New ‘Non-domestic floorspace must achieve a minimum standard of BREEAM ‘Very Good’ with a specific focus on water efficiency’.
c) All development should maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;
d) All new residential development must limit water use to 100 litres/person/day;
e) Development should be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport including the provision of electric vehicle charge points;
f) Buildings should be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;
g) Development should incorporate measures which enhance the biodiversity value of development.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies.

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

Historic Buildings

The retrofitting of traditional and historic buildings to reduce emissions must be done appropriately.

Strategic Policy 40 - Flooding

9.27 This policy is designed to ensure development adapts to the likely changes in the future climate and flood risk is not increased. It also accords with the 'Wilder Horsham' objective to maximise opportunities from protecting and enhancing wildlife to tackling climate change and to reduce the impacts of a changing climate.

9.28 Flooding is a natural process that can happen at any time, in a variety of locations. It can arise from rivers, the sea, directly from rainfall on the ground's surface or from rising groundwater levels, overwhelmed sewers and drainage systems. In the future the risk of flooding is likely to increase as a result of climate change, which is predicted to bring more intense rainfall events that could lead to more frequent flooding events occurring and new areas becoming vulnerable to flooding.

9.29 The Council has undertaken a Strategic Flood Risk Assessment (SFRA) which covers the Adur and Arun catchment areas, and with neighbouring local authorities as part of a Gatwick Sub Region Water Cycle Study. The recommendations of the revised 2019 SFRA and Water Cycle Study have informed this policy to ensure flood risk is appropriately managed in the district.

9.30 Approximately 6% of the District is classed as flood zone 3a or 3b which is considered the 'functional floodplain'. Development activity should be located away from these areas and in addition will need to undertake site specific flood risk assessments (FRAs) that

- Meet the recommendations of the revised 2019 SFRA
- Assess the risk of all forms of flooding
- Investigate groundwater flooding in detail in the south of the district or where a site is located in groundwater emergence zone
- Identify options for mitigation

9.31 The impact that development can have on flood risk as a result of increased run-off or changing drainage patterns must also be considered. To ensure development does not increase flood risk, developments will be required to incorporate measures such as Sustainable Drainage Systems (SuDS) to help manage flood risk. SuDS manage surface water and groundwater sustainably and help to reduce flood risk, minimise diffuse pollution, maintain or restore natural flow regimes, improve water resources and enhance amenity. It is important SuDS are appropriate in scale and location. They should be incorporated into the Council's Green Infrastructure network where appropriate.

9.32 The West Sussex County Council Local Flood Risk Management Strategy identifies the responsibilities for flooding within the county and enables a range of organisations to work together to improve the management of flood risk. Early discussion with the appropriate flood risk management authority on SuDS for appropriate management techniques will be required.

9.33 Where appropriate, development will be encouraged to look for ways to improve water quality to ensure the objectives of the Water Framework Directive can be met.

Strategic Policy 40 : Flooding

1. Development proposals will follow a sequential approach to flood risk management, where priority is given to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;
    a. consider flood risk at an early stage in deciding the layout and design of the site.
    b. take a sequential approach to ensure most vulnerable uses are placed in lowest risk areas.
    c. avoid development on the functional floodplain (Flood Zone 3b) except for water-compatible uses and essential infrastructure.
    d. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary, using a 1 in 100 annual probability flood level including an appropriate allowance for climate change.
    e. not result in a net loss of flood storage capacity and not adversely affect flood routing and thereby increase flood risk elsewhere.
    f. require a site-specific Flood Risk Assessment for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.
2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).
3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.
4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.
5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to the source as possible. This will be required where technically feasible.
6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Chapter 10 - Infrastructure, Transport and Healthy Communities

The following issues will be addressed through the policies in this chapter:

- In some areas there is an identified deficiency of infrastructure. New development cannot resolve existing deficiencies, but any new development will need to provide sufficient community facilities, services and infrastructure to meet the needs of new developments need and ensure thriving healthy communities.
- A key concern amongst existing and new residents is access to healthcare facilities. Horsham District Council cannot directly provide healthcare facilities, but will need to continue dialogue with healthcare providers to bring forward healthcare provision. In addition it will be important that development is designed in such a way as to ensure that residents can build in healthy lifestyles as part of their day to day life.
- There will still need to be a focus on providing health services for all sectors of the population, particularly teenagers and young adults. The ageing structure of the population will increase the pressure for healthcare services for the elderly and their carers. In the future, properties need to be designed to be adaptable for all ages and needs of the wider community.
- In addition to healthcare, the Local Plan will need to ensure that other key facilities are provided, including primary and secondary schools. There is also a need to make sure that special educational needs and disabilities (SE) and alternative provision is delivered to make sure that all children can access the education that they require.
- At present, public transport services in much of the district are limited, and unless individuals have access to the private car, transport access to GPs, hospitals and other services can be particularly difficult. The Local Plan will need to continue to ensure that services and facilities are as accessible as possible, particularly on foot or bicycle and public transport. This will also help reduce vehicle emissions, which contribute to global heating and poor air quality.
- New development is likely to generate increased traffic on the wider road network and the need for car parking facilities. It will be essential that the effect of increased traffic generation from all new development, both individually and cumulatively, is considered. The wider road network beyond the District (particularly the A23/ M23) should be taken into account.
- Community facilities and public rights of way and green recreation links contribute to Green Infrastructure provision. The delivery of Green Infrastructure in the plan will help to build healthy communities.

Strategic Policy 41 - Infrastructure Provision

10.1 Infrastructure is a wide term and is used to refer to a range of services such as roads, railways, public transport water supplies, electricity, education and healthcare facilities, and sport and recreation and other community facilities. The delivery of this infrastructure is fundamental to developing great places to live that are self-sustaining communities.

10.2 Development which comes forward cannot solve existing infrastructure problems, but it will be essential that new development which does take place does not create any additional burdens. In addition, opportunities to actively deliver new facilities or services which benefit existing as well as new residents and potentially offset current infrastructure issues should be investigated. It is expected that infrastructure upgrades will be delivered through CIL payments, or through S106 agreements as may be appropriate. In addition, delivery of key infrastructure through other funding sources, including national government investment schemes, will be investigated and bids will be made where this is appropriate.

10.3 Horsham District has a strong track record of actively engaging with infrastructure providers to ensure that the needs of the residents and businesses in the District are met. This ranges from public sector partners such as West Sussex County Council, key utilities providers such as Southern Water, and developers who are promoting development. This ongoing work has helped to bring forward enhancements and upgrades across the District, which have over the years included the redevelopment and expansion of Piries Place car park in Horsham, The Bridge leisure centre in Broadbridge Heath, an upgraded Health Care centre in Steyning. This Local Plan will need to develop and build on existing partnerships to ensure that key infrastructure continues to be provided in new developments as well as existing towns and villages across the district.

10.4 This policy is therefore fundamental to the delivery of sustainable development in the District. Developers working in conjunction with the Council and service providers should demonstrate that there is adequate capacity both on site and off site for all forms of infrastructure that are necessary to support the new development and that it would not lead to problems for existing users. It will be necessary to provide infrastructure in a timely way that meets the needs of the new development as it comes forward. Studies to determine whether the proposed development will lead to overloading of existing infrastructure may be required to support planning applications. It will also be necessary to understand from key infrastructure providers the timing and delivery of any key new upgrades that may be necessary, such as road upgrades or new water treatment facilities, and the level of development that can come forward prior to the completion of these upgrades, as this may impact on the speed at which the new development can come forward.

Policy 41 - Strategic Policy: Infrastructure Provision

1. The release of land for development will be dependent on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development, or suitable necessary mitigation arrangement for the improvement of the infrastructure, services and community facilities caused by the development being provided.
2. Where there is a need for extra capacity, this will need to be provided in time to serve the development or the relevant phase of the development, in order to ensure that the environment and amenities of existing or new local residents is not adversely affected.
3. To ensure required standards are met, arrangements for new or improved infrastructure provision will be secured by Planning Obligations/Community Infrastructure Levy, or in some cases contributions attached to a planning permission, so that the appropriate improvement can be completed prior to occupation of the development, or the relevant phase of the development.

Strategic Policy 42 - Sustainable Transport

10.5 Transport access and ease of movement are key factors in the performance of the local economy, enabling residents to travel to their place of work, and also allowing the movement of goods and services. The proximity of Gatwick Airport to the District is a key factor in the success of the wider economy of this area. A key transport characteristic for Horsham District are the high levels of car ownership and car use. In 2011, 48.6% of households owned two or more cars compared with the south east average of 39.7%. Only 11.8% of the district's residents didn't own a car, which may make access to services and facilities, particularly in rural areas, more difficult.

10.6 Travel to work data from the 2011 census shows that 61% of residents travelled to work by car, 9% walked, 7% travelled by train, 2% by bus and 2% cycled. It should however be recognised that of those who travel to work, 76% do so by car - a level which has not changed since 2001. Outside the towns, bus services in the District are often limited, and cuts in funding may affect this further in the future. The Arun Valley railway line runs through the District and there are seven stations which have relatively frequent services, with the exception of Faygate, at which very few trains stop.

10.7 The dispersed rural settlements combined with limited public transport result in a population which is highly reliant on the car and is likely to continue to be because the dispersed nature of the District settlements makes public transport economically difficult to sustain. The high percentage of car users in the District means that parking provision is important near to homes, work places and towns and at stations.

10.8 The National Planning Policy Framework states at paragraph 108 that in assessing sites that may be allocated for development in plans, or specific applications for development, local authorities should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and location; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network, or on highway

safety, can be cost-effectively mitigated to an acceptable degree. It continues that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.9 Work is ongoing to understand whether the development proposed to the Council for development can be delivered both individually or cumulatively; and to what extent mitigation of the transport network can be carried out / would be required. Any transport mitigation that is required to support development will be included within the Council's "Infrastructure Delivery Plan".

10.10 There is an expectation that this policy will seek to ensure that sustainable forms of transport are considered in the first instance, with the provision of safe walking and cycling facilities. Links and enhancements to routes identified in the Local Cycling and Walking Partnership should be considered and provided where appropriate. Options for public transport including access to bus and rail services will need to be considered, and for larger development proposals there is an expectation that mechanisms to increase the uptake of this form of transport will be provided at an early stage of operation. Such mechanisms will encourage more transport choice including community transport where appropriate, a reduction in private car use and greater accessibility to more sustainable modes of transport. This will help to ensure that carbon emissions are reduced.

10.11 This policy will result in people living healthier lives through increased sustainable travel and safe access. It will lead to less congestion on the roads caused by fewer additional trips which will free up capacity on the existing network. For developments which generate significant amounts of movement, the application of the above measures should be documented in a Transport Assessment submitted in support of the application. Impacts on the wider strategic road network may also need to be considered.

10.12 The West Sussex Transport Plan 2011-2026 sets out the strategy for guiding future investment in highways and transport infrastructure across West Sussex. It also sets a framework for considering transport infrastructure requirements associated with future development across the county. This policy sits alongside the objectives of the West Sussex Transport Plan.

10.13 The Council will work with West Sussex County Council and other transport and service providers and developers to improve accessibility to key services and facilities and provide an improved and better integrated transport network.

10.14 Developments will be assessed for their impact on the highway and public transport network, as well as the local environment. They should be located so as to minimise any adverse impact on the highway network; and maximise the use of sustainable modes of transport. Development should be located in areas where there are, or will be, a choice in the modes of transport available.

10.15 Development that generates significant amounts of movement must be supported by a Transport Assessment/Statement and a Travel Plan, which should demonstrate how applicants propose to mitigate any likely adverse transport impacts and minimise reliance on the private car, in particular by encouraging and providing for the use of sustainable modes of transport.

10.16 Planning permission will not be granted unless any transport improvements considered necessary by the Council to overcome any adverse impacts of the development can be secured by planning agreement (Section 106 obligations)/planning conditions or an undertaking given by the developer that they will be implemented as part of the development.

Strategic Policy 42 - Sustainable Transport

There is a commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

Development will be supported if it:

1. Provides safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods.
2. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.
3. Prioritises and provides safe and accessible walking and cycling routes and is integrated with the wider network of routes, including public rights of way and cycle paths.
4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.
5. Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.
6. Develops innovative and adaptable approaches to public transport in the rural areas of the District.
7. Maintains and improves the existing transport system (pedestrian, cycle, rail and road).
8. Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development of the wider area, or as a result of needing to address an existing local traffic problem.

Policy 43 - Parking

10.17 Although it is important to reduce the reliance on the car as far as possible, Horsham District is rural in character and there will still be a need to travel by this means. It will therefore be important to ensure that sufficient car parking facilities are provided both in residential developments, at employment sites and in town centres. This policy seeks to find the right balance between ensuring that adequate parking is provided to support new development whilst ensuring that it is suitably located and does not conflict with other uses. The number of parking spaces provided should take into account any available guidance, such as the West Sussex County Council Guidance on Parking at New Developments, and any future District parking standards guidance adopted by the Council. Parking facilities will also be expected to provide electric charging points to ensure that the increasing number of electric vehicles which is expected over the plan period can be supported.

10.18 This policy also addresses the issue of off airport parking in relation to Gatwick Airport, which is close to the District boundary with Horsham. It is the responsibility of the Gatwick Airport operator to ensure that passenger access to the airport is managed and controlled. Gatwick Airport provides facilities for airport related parking, and locations within the airport boundary are likely to remain the most sustainable places for airport parking and in general off airport facilities are unlikely to be considered acceptable.

Policy 43 - Parking

1. Development should seek to improve parking in town centres so it is convenient, safe and secure. Parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality.
2. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, and vehicles for the mobility impaired.
3. Adequate parking and plug-in charging facilities must be provided to cater for the anticipated increased use of electric, hybrid or other low emission vehicles.
4. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.
5. Planning permission will not be granted for off-airport parking facilities related to Gatwick Airport unless a need can be demonstrated and no other realistic alternatives is available.

Policy 44 - Gatwick Airport Safeguarded Land

10.19 Land around Gatwick Airport is currently safeguarded to allow for the future expansion of the airport if necessary. Most of this safeguarded area is located within the administrative boundary of Crawley Borough, but a small area in the far north east of the District is located in this area.

10.20 The National Planning Policy Framework sets out that planning policies should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development. In December 2018, the Government published a consultation document 'Aviation 2050: The future of UK aviation'. This Green Paper highlights the importance of aviation to the UK economy.

10.21 This document also refers to the importance of the safeguarding of land for growth. It advises that it is prudent to continue with a safeguarding policy to maintain a supply of land for future national requirements and to ensure that inappropriate developments do not hinder sustainable aviation growth. The Government's Aviation Strategy White Paper which was due to be published in December 2019 where further guidance for local authorities is anticipated.

10.22 The Council considers that until further clarification on this matter is provided by Government, it is expected that the safeguarded land should continue to be safeguarded. Should the Government advise that safeguarded land for future airport development is no longer required, the requirement for this policy will be reviewed.

Policy 44 - Gatwick Airport Safeguarded Land

1. Land identified on the Local Plan Policies Map will be safeguarded from development which would be incompatible with expansion of the airport to accommodate the construction of an additional wide spaced runway (if required by national policy) together with a commensurate increase in facilities that contribute to the safe and efficient operation of the expanded airport.
2. Minor development within this area, such as changes of use and small scale building works, such as residential extensions, will normally be acceptable. Where appropriate, planning permission may be granted on a temporary basis. The airport operator will be consulted on all planning applications within the safeguarded area.

Strategic Policy 45 - Inclusive Communities, Health and Wellbeing

10.23 All development in the District should contribute to the creation of inclusive, accessible and safe places which encourage healthy, active lifestyles and facilitate social cohesion. Development should seek, wherever possible and where appropriate, to address identified needs within communities.

10.24 Overall, the health of the people living in Horsham District is very good. Average life expectancy reported by the Office for National Statistics is 82 years for men and 85 years for women, which is higher than the national average. The resident population has an older age profile than the national average, with many people choosing to retire here.

10.25 Access to healthcare facilities can be difficult for rural residents, particularly where there is limited access to a car. Many residents are also concerned about the lack of access to a major hospital in the District. The nature of healthcare provision is changing, and the need for a hospital has not been identified by healthcare providers. Dialogue with health care providers will continue. The rising age structure for the District will have implications for long term health, illnesses and disabilities, particularly in relation to social and healthcare facilities.

10.26 The District has a low level of deprivation overall, with few Local Authority areas less deprived and some of the least deprived areas in the country sitting within the Horsham District. There are some pockets of deprivation. These areas include certain parts of Billingshurst and Shipley, Steyning and Chantry, Horsham Park and Roffey South wards.

10.27 In terms of ethnicity, the majority of the population (96.1%) described themselves as White British, Irish or Other, with just 2.7% of residents describing themselves as of Black or of Minority Ethnic origin. 1.4% are of Mixed Ethnic Origin (2011 census). While many of these groups are well integrated into communities in the District, specific

provision needs to be made for Gypsies and Travellers. Their specific accommodation need is addressed separately in this document.

10.28 Christianity is the dominant religion in the District, (63.5% of residents at the 2011 census). A significant minority (26.9%) considered themselves to have no religion. There is however a continued need to recognise the requirement of different faith groups in the district.

Strategic Policy 45: Inclusive Communities, Health and Wellbeing

Development proposals must take positive measures to create socially inclusive and adaptable environments to meet the long term needs of a range of occupiers and users and to ensure they are accessible to all members of the community. New development must be designed to achieve healthy, inclusive and safe places, which enable and support healthy lifestyles and address health and wellbeing needs. Development should address requirements stemming from:

1. The needs of an ageing population, particularly in terms of housing and health;
2. The requirements of people with additional needs including sensory or mobility difficulties, including the physically disabled and/or those with learning disabilities, and support Horsham's status as a dementia-friendly District;
3. The requirements of rural workers or essential workers in rural areas;
4. The co-ordination of services to fulfil the needs of children and young people;
5. The specific needs of minority groups within the district, including Gypsies and Travellers; and
6. The specific needs of faith and other community groups.
7. The need to protect and enhance existing community facilities, services and open spaces, and /or to provide new facilities to meet the needs of existing and new communities.

Policy 46 - Community Facilities, Leisure and Recreation

10.29 The policy covers a variety of facilities and services that help fulfil the community's recreational, cultural and social needs, including health and emergency services. Whilst not an exhaustive list, community facilities and services encompasses the following: open space (excluding private farmland and commercial woodland); sports facilities; places of worship; museums; art galleries; libraries; cinemas; theatres; music venues; meeting places; public houses; hospitals; health centres / GP surgeries; dentists; and schools and educational/training facilities. Whilst national planning policy includes local shops as a community facility, these are considered under the retail policies in this document.

10.30 Overall, the District has a good quantity of good-quality, accessible existing leisure and recreation sites, with a range of facilities including three public swimming pools, leisure centres, playing fields and parks, allotments and children's play areas. The District also has a theatre, cinema and a number of museums, libraries, restaurants and pubs.

10.31 In September 2019 the Council adopted a Playing Pitch Strategy and Built Sports Facility Strategy for the period to 2031. The strategies provide guidance to assist with determining what provision of outdoor sports pitches and built sports facilities are required to respond to an increasing population and to large-scale infrastructure

requirements for new community housing developments. The strategies highlight key findings and set out priority areas for us to maximise future sporting and recreation provision within the District. It therefore assists in the prioritisation of what additional provision is required to meet future needs.

10.32 The Council recognises the importance and value of sport and recreation and leisure pursuits to the health and well-being of people. This is set out in our Sport and Physical Activity Strategy, which has an overall aim 'to increase participation in sport and physical activity and improve the health and wellbeing of people living, working or visiting the Horsham District'.

10.33 A number of strategic recreation routes pass through the District, including the Downs Link and the Wey and Arun Canal. These routes, together with the overall rights of way network contribute to the health and wellbeing of communities.

10.34 The Sport Open Space and Recreation study 2014 set out the level of provision of built and more informal recreation facilities from allotments to green spaces and sports centres and village halls. Some shortages in leisure and recreational provision were identified and the study set out local standards for new provision for these facilities.

10.35 The local open space and indoor facilities standards have been reviewed and Table 1 sets out the updated standards. In addition to these facilities, the night-time economy, which includes theatres, cinemas and restaurants, has also been identified as an area with potential for expansion.

10.36 Communities will only be sustainable if they are fully inclusive and deliver the necessary standards of services and facilities. This policy seeks to retain and enhance existing facilities and services, and ensure that new facilities are provided at an appropriate level where a need is identified. The provision of community leisure and recreation facilities will contribute to the provision of Green Infrastructure, and where appropriate the Nature Recovery Network, and this should be incorporated into development proposals.

10.37 Where proposals are submitted relating to the loss of a facility, and further detail on marketing is sought, this should address the marking of the site for the current lawful community use, together with any other alternative community uses that may be appropriate. Marketing will usually be expected to have been undertaken for a minimum of one year. Where proposals relate to public houses, proposals will be should refer to the CAMRA 'Public House Viability Test' or other similar documentation.

Policy 46 - Community Facilities and Uses

1. The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport Open Space and Recreation Study, the Playing Pitch and Built Facilities Strategies, the Infrastructure Delivery Plan and other relevant studies or updates, and / or contribute to the provision of Green Infrastructure and the Nature Recovery Network. Proposals for new or improved community facilities and services will be required to meet all of the following criteria:

a. accord with the Development Hierarchy and locate within a defined built-up area boundary unless it can be demonstrated the location is the only practicable option, and the site is suitable and well-related to an existing settlement;

b. be an appropriate scale and intensity of use for the location and not prejudice adjoining and nearby uses or habitats, unless it can be demonstrated any harmful impacts can be suitably mitigated;

c. Lighting proposals, including floodlighting, must seek to minimise light pollution, help reduce crime, and not cause significant harm to surrounding occupants, highway users and habitats and species; and

d. where practicable:

- **i.** be accessible to the community it serves by walking, cycling and public transport;
- **ii.** improve access to open space; and
- **iii.** provide accessible public toilets and drinking water refill facilities for the occupants and the general public.

2. To facilitate community cohesion, integration, healthy and active living, all proposals for additional dwellings will be required to contribute to the provision and improvement of the quality, quantity, variety and accessibility of public open space and public indoor meeting and sports halls to meet the needs generated in accordance with the local minimum standards set out in Table 1 below. All open space and indoor provision will be required to have an agreed funded maintenance and management plan. The community use of school facilities will be supported but should be additional to that required to meet generated needs.

3. Proposals that would result in the total or partial loss of sites and premises currently or last used for the provision of community facilities or services will be resisted unless it has been demonstrated that one of the following applies:

a. the proposal will secure replacement facilities or services of equivalent or better quality, with appropriate capacity, and in an equally accessible location within the vicinity; or,

b. evidence is provided that demonstrates the continued use of the site as a community facility or service is no longer feasible, taking into account factors such as; appropriate active marketing, the demand for a community use within the site or premises, the quality, usability, viability and the identification of a potential future occupier.

Table 1: Local minimum standards of size for community spaces

	Type of Provision	**Area per resident (sqm)**	**Distance threshold from proposed site**	**Min size**	**Min size inc buffer**
	Allotments	2.8	1KM	0.04ha	-
	Accessible Natural Green Space	8.2	300m for local; none for greater (drive)	0.25ha for local; otherwise depends on context	-
	Amenity Green Space	4.2	100m	0.08ha	-

Multi-functional Greenspace (Neighbourhood & Sub-District & Strategic)	Parks & Recreation Grounds	3.1	300m for local; none for greater (drive)	0.02ha for local; otherwise depends on context	-
Outdoor sports	Grass Pitches *OR (where appropriate):* Artificial pitches/MUGAs	7 *OR (where appropriate):* 1.5	10km *OR (where appropriate):* 10km	1.5ha as a collective 'hub' [*2 pitches*] *OR (where appropriate):* 1.5ha as a collective 'hub' [*1 pitch*]	5.8ha *OR (where appropriate):* 5.8ha
	Tennis & Multi-Courts	0.75	1km	1 court / 666sqm	0.22ha
	[*Bowling*]				[*1 green with banks, ditches and walkway all around at least 3m wide*]
	Pavilion/ changing room (to meet the needs of the pitch and MUGA provision, in line with Sport England Standards and to create an environment which is welcoming for spectators, players and community)				
Equipped/Landscaped areas of Play	Equipped / Landscaped areas of play (LEAP, NEAP, LLAP)	0.5	300-500m	(0.04ha ;0.1ha; 0.08ha)	(0.35ha; 0.8ha; 0.35ha)
Youth Facilities	Youth Areas/facilities (Skatepark; Youth facilities Ball Courts; Youth facilities Bike Track)	0.4 (large settlements) 0.2 (small settlements)	(2.5km; 500m; 2.5km)	(500sqm; 350sqm [25mx14m]; 800sqm)	(4.9ha; 0.63ha; 0.78ha)
Total: **Open Space**		**26.95**			

		(2.695ha per 1,000 population)			
Indoor facilities	Local Halls	0.15	1km	[*1 badminton court / 16.5x8.5m; at least 6m high; semi-sprung floor; toilets; storage; reception/ office area*]	
	Neighbourhood Halls	0.05	3km		
	Indoor Sports facilities	See Sport England Sports Facility Calculator			
Total: **Indoor**		**0.2+ Sport England Facility Calculator**			

Do you agree with the draft policies in this section?

If not, what changes would you suggest?

Question Summary

We have posed a number of questions throughout this document. In addition this section collates all the questions into one single location.

Chapter 3 Spatial Objectives

- Do you agree with the spatial context – is there anything else we should add?
- Do you agree with the Objectives for the new Local Plan?
- Are there any others which you would suggest?

All chapters from 5 to 10

- Do you agree with the draft policies in this section?
- If not, what changes would you suggest?

Chapter 6 Housing Number Options

- The work to understand the suitability, sustainability, delivery and infrastructure implications is ongoing and your views on these issues are important to us and will feed in to the options that are taken forward for examination.
- Which of the housing options above do you think the Council should set as our housing number?
- If you think the number should be different to the above what level of growth do you think we should provide. What evidence do you have for this?
- What do you consider to be the challenges to this Council in bringing forward the increase in housing development to meet the Government's unprecedented change in housing growth?

Chapter 6 - Potential Housing Allocation Options

- What are your views on the site assessment process, and the potential development sites that are identified in this and the supporting documentation?
- How do you consider these sites would bring forward development that accords with wider sustainable development principles that balances the need for economic growth with social and environmental requirements as identified in the NPPF?.

Chapter 6 -Strategic Site Principles

Please consider the strategic site development principles set out in the draft policy above. We would welcome your views on whether this policy captures all the requirements that new development can provide, or whether there are any omissions. We would also welcome your thoughts as to how the requirements set out in this policy can be practicably achieved and how any obstacles that it may present can be addressed.

- Do you think the draft policy captures all the requirements that new development can provide? If not, what would you add?

- How do you think the requirements in this policy could be practicably achieved? And how could we address any obstacles?

Chapter 6 - Smaller Site Options

- Do you agree that smaller scale sites will also be needed to meet the Council's housing requirements?
- Will the approach of allocating land for over 50 homes in the Local Plan help to provide certainty of delivery, particularly in the short to medium term? Should there be a different threshold?
- Do you consider this approach will allow existing neighbourhood plans that are undergoing preparation to be completed and minimise the need for them to undertake a review in the short term, whilst allowing the opportunity for communities to do this if they wish? Do you have any suggestions for a different approach?
- What are your views on the shortlisted sites and the proposed housing number for each settlement?

Chapter 6 – Affordable Housing

- Do you consider that, if supported by viability evidence, the target for providing affordable housing on housing sites should be increased? If so, what % of affordable housing should the Council be seeking?
- Should the Council seek to use the threshold for affordable housing of 10 dwellings on all sites? Are there occasions when it may not be appropriate and if so, what should the threshold be?

Chapter 6 – Gypsy and Traveller accommodation

- Do you agree with the draft policy on Gypsy and Traveller sites? If not, please give details as to why not or how the policy could be changed.
- In terms of meeting the identified need for Gypsies, Travellers and Travelling Showpeople, do you agree with the approach of intensifying existing authorised sites, if required, in addition to identifying a number of strategic and non-strategic sites?
- If possible, do you think that the Council should allocate all identified need on a number of new sites? Should these all be strategic (1000 dwellings +), or a range of large and smaller sites?

Chapter 7 – Green Belt designation

- Do you agree that we should consider whether the designation of Green Belt may be appropriate in this District?
- Do you have any suggestions for the sites or locations which may be appropriate for designation?
- Why do you consider that the land you have suggested meets the NPPF criteria as set out in paragraph 7.26?

Glossary

Accessible greenspace: Outdoor places, which may include bodies of water such as ponds, that are available for the general public to use free of charge and without undue time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle). The places should seek to be available to all, meaning that every reasonable effort is made to comply with the requirements under the Equality Act 2010.

Ad-Hoc Development: This is unplanned development, a reactive rather than proactive planning approach to development.

Adoption: The final confirmation of a Development Plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).

Affordable Housing: Housing provided with a subsidy to enable the sale price or rent to be substantially lower than the prevailing market prices or rents in the locality, and where mechanisms exist to ensure that the housing remains affordable for those who cannot afford to access the market housing. The subsidy can be provided from the public and/or private sector. A number of different types of housing fall under the definition of 'affordable housing'. A fuller definition of affordable housing is contained in the National Planning Policy Framework (NPPF).

Air Quality Management Area (AQMA): A designation made by a local authority where air quality standards are not being met, or are at risk of not being met, and people are regularly present.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Greenspace (AGS): Are normally relatively small outdoor spaces (most are smaller than 1 ha) which help enhance visual amenity by providing an attractive "green setting" for buildings and offer space in which individuals and groups can take part in a wide variety of informal activities such as dog walking, strolling, jogging, picnicking, kite flying and kick about areas close to home. They may include bodies of water such as a pond.

Ancillary Use: A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

Appropriate Assessment (AA): See Habitat Regulations Assessment.

Appeal: The process whereby a planning applicant can challenge an adverse decision, indicating a refusal of permission. Appeals can also be made against the failure of the planning authority to issue a decision, against conditions attached to permission, and against the issue of an enforcement notice.

Aquifer: Underground rock layers that hold water, which are often an important source of water for public water supply, agriculture and industry.

Arboriculture: Arboriculture is the management of trees where amenity is the prime objective.

Archaeological Assessment: A study of the extent and quality of any archaeological remains that may exist within a site. The study and resulting report(s) must be performed by a suitably qualified professional and will be examined by the West Sussex County Council Archaeologist, from whom advice on the form and nature of the assessment may be sought.

Area Action Plan: See Joint Area Action Plan.

Area of Outstanding Natural Beauty (AONB): A statutory landscape designation, which recognises that a particular landscape is of national importance. The primary purposed of the designation is to conserve and enhance the natural beauty of the landscape.

Around: A guide figure that is plus or minus ten percent of the figure quoted.

Authority Monitoring Report (AMR): Produced by the Council annually to review the progress made against targets and the performance of policies. The monitoring period is 1 April to 31 March each year.

Biodiversity: (Biological Diversity) The whole range and variety of life on earth. It includes all species of plants, animals and micro-organisms, the genetic diversity within and between these species, and their habitats and the ecosystems of which they are part. It can be used as a measure of the health of biological systems, and to see whether there is a danger that too many species become extinct.

Biodiversity Action Plan (BAP): A strategy prepared for a local area aimed at conserving biological diversity.

BREEAM: Standards laid down for the design and building of businesses and homes to be more sustainable, including wildlife friendly design, use of recycled materials and energy, heating and water conservation methods.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Brownfield/Previously Developed Land (PDL): In the sequential approach this is preferable to Greenfield land. It is land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or joining the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Built-up Area Boundaries (BUAB): These identify the areas in the District of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a

presumption for the development of greenfield land such as playing fields or other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.

Carbon Neutral: Offsetting or compensating for carbon emissions (for example from burning fossil fuels) by schemes such as planting trees to absorb carbon or through careful use of design to promote energy efficiency and to avoid carbon emissions.

Change of Use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".

Character: A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate Change: Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate exacerbated by human activity, particularly by the increase of greenhouse gases in the earth's atmosphere due to fossil fuel consumption.

Combined Heat and Power (CHP): The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

Community Facilities: Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas; may also include areas of informal open space and sports facilities.

Community Infrastructure Levy (CIL): The Community Infrastructure Levy is a levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want - for example, new or safer road schemes, park improvements or a new health centre. The Council adopted its CIL charging schedule in October 2017.

Community Land Trusts (CLT): Are community-controlled organisations that are set up to own and manage land for the benefit of the community.

Community Right to Build Orders (CRBOs): A special type of Neighbourhood Development Order (NDO). Unlike NDOs and NDPs, any local community organisation, not just a Neighbourhood Forum, will be able to create CRBOs. To be eligible to develop a CRBO at least one half of a community organisation's members must live in the neighbourhood area. The organisation must also exist to further the economic, environmental and social well-being of the area in question, and may also be required to make provision that any profits made as a result of community right to build orders be distributed among the organisation's members.

Compulsory Purchase Order (CPO): An order issued by the Government or a local authority to acquire land or buildings for public interest purposes.

Conservation Order: Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Conversions: Generally means the change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Core Indicators: Indicators measuring the direct effect of a policy. Used to assess whether policy targets have been achieved using the available information.

Curtilage: The area occupied by a property and land closely associated with that building e.g. in terms of a house and garden, the garden normally forms the curtilage of the property.

Custom Build: Custom-built homes are dwellings designed to the particular needs of an individual. Self-build development is where an individual or group directly organises the design and construction of their own home or homes.

Defensible Boundary: Examples of a defensible boundary might be a stream, road, or hedgerow.

Derelict: A building so damaged by neglect that it is incapable of beneficial use without rebuilding.

Development Plan: The statutory development plan is the starting point for the consideration of planning applications for development or use of land.

Development Plan Documents (DPD): The local planning documents which made up the Local Development Framework and now Local Plan.

Duty to Co-operate: Local authorities have a legal duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in their Local Plan. The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. Although there is a legal duty to co-operate, there is no legal requirement to agree.

Ecological (or Ecology): The interactions and relationships between plants, animals and their environment.

Efficient Use of Land: Development having regard to the character of the surrounding landscape, the density of built form, capacity of local infrastructure and principles of good design.

Enabling Development: A development that would normally be rejected as contrary to established policy, but which may be permitted because the public benefit such as affordable housing.

Examination: Public discussion of selected issues raised by respondents at the Proposed Submission/Publication stage of representations on the Local Plan document(s). The examination takes place before an independent inspector appointed by the Secretary of State reporting to the Council. For Development Plan Documents an examination is held even if there are no representations.

Exception Site: A housing site which is permitted as an exception to the policies in the Development Plan. Usually a site that is able to offer a considerable benefit such as affordable housing.

Evidence Base: Collection of baseline specific data for the District which is used to inform the development of all Local Plan policies and Supplementary Planning Documents.

Extra Care Housing: Usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. **Farm Diversification:** The introduction of non-agricultural enterprises (such as bed and breakfast) to support an existing farm business.

Flood Zones: A term used by the Environment Agency in the planning process to determine how likely somewhere is to flood. Flood Zone 1 is areas with the lowest risk of flooding where there is 0.1% chance of flooding in any year, Flood Zone 2 areas have been shown to have between 0.1%-1% chance of flooding in any year and Flood Zone 3 has the highest risk of flooding. Flood Zone 3 is split into two areas of flood risk; 3a and 3b. Areas within Flood Zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood Zone 3b is classified as functional floodplain and is deemed to be the land most at risk of flooding from rivers or the sea.

Functional Floodplain: This is land where water has to flow or be stored in times of flood. Local planning authorities identify functional floodplain boundaries via a Strategic Flood Risk Assessment (SFRA) in agreement with the Environment Agency.

Gatwick Diamond: An economic area centred on Gatwick Airport which is situated between London and Brighton. It is an important economic area for wealth generation in terms of GDP makes it one of the first choices in the UK to set up, operate and grow businesses.

Gypsy and Traveller Accommodation Assessment (GTAA): An assessment that identifies the amount of pitches and plots needed to accommodate the District's travelling population.

Gypsy/Traveller: The government defines Gypsies and Travellers as *persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such*

Green Belt – A specific designation around certain towns and cities where there are greater restrictions on development than land outside these areas. They are put in place to prevent urban sprawl and settlement coalescence. There is no designated Green Belt in Horsham District or West Sussex at the current time.

Green Corridor: An area of natural or semi-natural habitat providing easy access for species of plants and animals to move from place to place. They often link areas of high wildlife value such as woodland.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes open spaces such as parks, amenity greenspaces, playing fields, woodlands, wetlands, grasslands, river corridors, allotments and may include bodies of water such as ponds. It can help strengthen climate change resilience, health and well-being of communities, economic vibrancy, and provide habitats and wildlife corridors as well as urban cooling.

Greenspace: Space that is covered with vegetation, for example grass, trees, wildflowers, vegetables or ornamental plants. It may include ancillary elements of hard landscaping, including car parking, and water features.

Greenfield: Land which has not been developed before. This applies to most sites outside built-up area boundaries.

Green Travel Plan: A framework developed by businesses and organisations for changing travel habits in order to provide an environment which encourages more sustainable travel patterns and less dependence on single occupancy private car use. For example, an employer may use the plan to introduce car sharing schemes or secure cycle parking facilities. Travel Plans must have measurable outcomes and should be related to targets in West Sussex Local Transport Plan.

Greenhouse Gases: Gases including water vapour, carbon dioxide, methane and nitrous oxide. Some human activities are increasing the amount of these gases, in the earth's atmosphere, and is resulting in climate change.

Greywater Recycling: Water conservation techniques involving the collection, storage, treatment and redistribution of water from sources such as bathing, laundry washing, and household cleaning.

Gross Internal Floorspace: The entire area inside the external walls of a building and internal walls. The difference between gross internal floorspace and gross external area is typically between 2.5 and 5%.

Habitat: The area or environment in which a species or group of species live.

Habitat Regulations Assessment (HRA) (Formally known as Appropriate Assessment): The statutory process and documentation required by the Birds and Habitats Directives of the European Union to assess the effects of a plan on a nature conservation site of European importance. The aim is to enable a judgement to be made as to whether there will be an adverse impact on the site's integrity.

High Weald Joint Advisory Unit: Organisation set up to manage the High Weald AONB. It is overseen by the High Weald Joint Advisory Committee.

Historic Landscape Assessment: A study made of the impact of any proposal within or adjacent to an historic park or garden on the character and quality of the site. The report should include appropriate conservation and enhancement measures.

Horsham District Planning Framework (HDPF): The HDPF is the current overarching planning document for Horsham District, and was adopted in 2015. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the whole district, as well as looking beyond the district's boundaries. The new Local Plan will replace this document.

Housing Delivery Test: Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

Housing Trajectory: A tool used to show the past and future housing delivery performance by identifying the predicted provision of housing over the lifespan of a Local Plan.

Independent Examination: Public discussion of selected issues raised by respondents at the Proposed Submission/Publication stage of representations on the Local Plan document(s). The examination takes place before an independent inspector appointed by the Secretary of State reporting to the Council. For Development Plan Documents an examination is held even if there are no representations.

Infilling: The use of vacant land and property within a built-up area for further development.

Infrastructure: A collective term for structures, services and facilities such as roads, electricity, sewerage, water, education and health provision required for society and the economy to function.

Infrastructure Delivery Plan (IDP): A document forming part of the evidence base in local plan preparation that assesses the quality and capacity of infrastructure within a local planning authority area and sets out what infrastructure is required to support development. The IDP will be used to inform the funding of infrastructure as a result of CIL.

Joint Area Action Plan (JAAP): Area Action Plans are used to provide the planning framework for areas where significant change or conservation is needed. A key feature of Area Action Plans will be the focus on implementation. They will deliver the planning 'growth' areas and resolve conflicting objectives in the areas subject to the major development pressures. Where more than one local authority is involved in the creation of an Area Action Plan due to 'cross-boundary' strategic development, it can become a jointly created plan. The West of Bewbush JAAP was adopted by Horsham District Council and Crawley Borough Council on 31 July 2009.

Key Employment Areas: Commercial land/premises to be retained for employment use.

Key Worker: An employee, typically in the public sector, who provides an essential service to the community, in areas including the police, health or education.

Landscape Character Assessment: An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Landscape Led (design approach): A vision and masterplan that works with, rather than against, the existing landscape components and which will root development firmly into the landscape context providing a strong sense of local character to which people can relate and create a sense of community. The starting point of development proposals is the understanding of the characteristics that are unique to its specific location, it's local landscape character. These include the natural factors, such as landform, hydrology, biodiversity, geology, soils and climate but also human influences such as historic and current land use and the perceptions of the local community. Layout, form, open spaces, architecture and choice of materials must reflect landscape context and must be integrated with the existing green infrastructure as this will help create a distinctive character and a sense of identity for the new communities but also give communities the development tools needed to become more resilient.

Land Take: The total area of land needed for any given building or development.

Localism Act: Act of Parliament devolving greater power to local councils and giving local communities greater overall control over housing decisions. The Act was given Royal Assent on 15 November 2011.

Local Development Document (LDD): The suite of documents prepared by Local Authorities which made up the Local Development Framework, now Local Plan. These documents include the Statement of Community Involvement, Development Plan Documents (the Local Plan or Core Strategy, Site Allocations, Area Action Plans, Proposals Map, General Development Control Policies) and Supplementary Planning Documents.

Local Development Scheme (LDS): This is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary. This may either be as a result of the Authority Monitoring Report which should identify whether the Council has achieved the timetable set out in the original scheme or if there is a need to revise and/or prepare new Local Development Documents.

Local Economic Partnership (LEP): A LEP is a business-led partnership between local authorities and businesses that plays a central role in determining local economic priorities and undertakes activities to drive economic growth, investment and the creation of local jobs. The Coast to Capital LEP is focused in the Gatwick Diamond area.

Local Green Spaces: Are green areas of particular importance to local communities that are designated in Local and Neighbourhood Plans so that they are protected from development.

Local Plan: Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure - as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

Local Transport Plan (LTP): Strategies for transport provision prepared by County councils and unitary authorities for their areas (See West Sussex Local Transport Plan).

Main Shopping Area: The area in Horsham town centre where main town centre uses should be concentrated.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Market Housing: Housing either bought or rented on the open market without the involvement of any registered social landlord.

Market Signals: Evidence used to highlight the affordability pressures of an area, particularly for younger people looking to form new households. Where there is evidence of worsening affordability in an area, adjustments can be made to the overall housing target to improve the ability of younger people to form new households.

Masterplan: A type of planning brief outlining the preferred use of land and the overall approach to the layout in order to provide detailed guidance for subsequent planning applications.

Material Consideration: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mineral Safeguarding Area: An area designated by West Sussex County Council, the Minerals Planning Authority, which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Ministry for Housing Communities and Local Government (DCLG): Government ministry which sets policy on local government, housing, urban regeneration, planning and fire and rescue.

Mitigation: A measure which is carried out to reduce the impact of a certain activity/development on the environment.

Multi-court: A hard-surfaced enclosed ball games court which can be used for a variety of sports.

National Design Guide: Part of the Government's collection of Planning Practice Guidance (PPG) setting out the characteristics of well-designed places and demonstrates what good design means in practice. Should be read alongside the Design: Process and Tools PPG.

Nationally Described Space Standards: Technical housing standards produced by the Government which deal with internal space within new dwellings.

National Planning Policy Framework (NPPF): Part of the Government's reforms to make the planning system less complex, more accessible and to promote sustainable growth, it sets out national planning policies. It was most recently updated in 2019.

Natural Greenspace (NGS): Outdoor places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. For the purposes of this plan it includes both natural and semi-natural spaces including "blue" spaces such as rivers. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies. These spaces allow people living in urban areas and villages to experience nature close to home. Many if not most are managed in ways which provide and protect habitats.

Nature Recovery Network: is a major commitment in the UK Government's 25-Year Environment Plan, intended to improve, expand and connect habitats to address wildlife decline and provide wider environmental benefits for people. The Wildlife Trusts promote the NRN as a mechanism to deliver a 'Wilder Britain' to create joined-up habitats and help wildlife and people to thrive.

Neighbourhood Development Orders (NDOs): Grant planning permission for specific types of development in a particular area. This could be either a particular development, or a particular class of development. A number of types of development, such as Nationally Significant Infrastructure Projects will be excluded from NDOs.

Neighbourhood Development Plans (NDP): Written by Parish Councils and Neighbourhood Forums to guide land use planning issues. They set out policies and plans for an area, such as the identification of new sites which are acceptable for new local shops. This should not cover broader local concerns or strategic issues such as major development or major public transport infrastructure.

Neighbourhood Plan: See Neighbourhood Development Plans.

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Parkway Station: Similar to that of a bus based 'Park and Ride' facility. It is a railway station which has parking facilities allowing user to continue on with the rest of their journey by train.

Park and Ride: Facilities which seek to reduce urban congestion by encouraging motorists to leave their vehicles at a car park on the edge of towns and travel into the centre by public transport, usually buses direct from the parking area.

Park Home: A mobile home which cannot normally be towed by a motor vehicle and which is carried, often in sections on a lorry before being assembled on a permanent or semi-permanent basis in its location.

Passive Solar Energy: Energy provided by a simple architectural design to capture and store the sun's heat. Examples include a garden greenhouse, or south-facing window in a dwelling.

Pitch: A site providing for one Gypsy/Traveller family. A single pitch may be occupied by more than one caravan/mobile home to accommodate an extended family.

Permitted development rights: Rights which allow development to take place without the need for obtaining planning permission.

Planning Condition: Limitation or requirement attached to a planning permission by the planning authority when it is granted. Conditions can cover a wide range of aspects about the development permitted and the process that must be followed to carry out the development. In general, however, they are intended to make the development more acceptable.

Planning Obligations: A legally binding agreement between the local planning authority and persons with an interest in a piece of land. Planning Obligations will have been set out in an agreement often known as a 'Section 106 Agreement' and may be used to prescribe the nature of development, to compensate for loss or damage created by development or to mitigate a development's impact on surrounding built natural environment. Circular 5/2005 and Community Infrastructure Levy Regulations set out the national policy that regulates these agreements.

Planning Practice Guidance (PPG): Guidance which sets out national guidance on how the Government expects the planning system to work.

Planning Policy for Traveller Sites (PPTS): Sets out national policy in relation to planning for Gypsies/Travellers and Travelling Showpeople. The PPTS was most recently updated in August 2015.

Plot: A site providing for one Travelling Showperson family.

Primary Retail Frontage: An area within some settlements across Horsham district within which retail uses are favoured over other uses.

Primary Shopping Area: Defined area where retail development is concentrated.

Proposed Submission or Regulation 19: The last stage at which comments are sought on the content of the Local Plan before Examination. The pre-submission Local Plan and accompanying documents (including representations) are subsequently sent to the Secretary of State and an independent Examination will be held. Following the successful completion of this process, the DPD may be adopted by the Council.

Previously Developed Land: See Brownfield Land.

Protected Habitats: For the purposes of this Local Plan these include Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Ramsar Sites. Regard to these can extend further than the designated sites, for example, the Bat Sustenance Zone which relates to The Mens Special Area for Conservation.

Protected Landscapes: These include Areas of Outstanding Natural Beauty and National Parks (regard to their settings is also required).

Protected Species: Plant and animal species afforded protection under certain Government Acts and Regulations.

Retail Frontage: A street frontage containing retail shops and services, found in town/village centres.

Retirement Living (or Sheltered Housing): Housing often as a group of purpose built flats or bungalows, with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Retail Hierarchy: An ordering of the town and village centres of an area into a hierarchy so as to distinguish between major, minor and local or neighbourhood retail centres.

Riverine/Aquatic Environment: The natural environment found within or beside a river or waterbody.

Rural Exception Site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Rural Hub: A central point of activity within the rural area which complements the functions of larger surrounding settlements.

Rural Workers: Those who are employed in rural businesses who need to be in immediate vicinity of their place of work to enable the proper functioning of the enterprise (e.g. agricultural or forestry).

Scheduled Ancient Monument: A list of ancient monuments held by Historic England, who's preservation is given priority over other land-uses. (See Ancient Monuments and Archaeological Areas Act 1979).

Secondary Settlements: Very small villages and hamlets that generally have some limited local employment, services or facilities (which may include primary schools, allotments, village halls, playing fields, or a church) and/or evidence of a defined local community.

Sense of Place: The strong identity of a particular place that is deeply felt by inhabitants and visitors. Urban and rural areas have a different sense of place as do the different villages and towns in Horsham District. It is the collection of qualities and characteristics - visual, cultural, social and environmental - that provide meaning to a location and different from another.

Settlement Coalescence: The development of Greenfield land between two urban areas which results in those two areas becoming 'joined' to form one large urban area.

Settlement Hierarchy: Settlements are categorised in a hierarchy based on their characteristics and functions e.g. level of facilities, accessibility and community networks.

Self-build: See Custom Build

Self-contained: Accommodation that has all the normal domestic facilities of a home including bedrooms, lounge room, dining room, kitchen, bathroom, toilet and laundry within one building.

Sequential Approach: A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, brownfield sites before greenfield sites, or town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed used and mixed use over non-employment uses.

Sheltered Housing: See Retirement Housing

Smaller Sites: These are site allocations which will contain fewer than 500 homes and therefore not classified as Strategic Site Allocations.

Smart Growth: Redevelopment that would result in an intensification of use in the same area that would not adversely impact on surrounding areas.

Sound: A Development Plan Document is considered sound if it is based on evidence and has been prepared in accordance with all the necessary legal and procedural requirements including the measures set out in the authority's Statement of Community Involvement.

South Downs National Park: The South Downs National Park is England's newest National Park, having become fully operational on 1 April 2011. The park, covering an area of 1,627 square kilometres (628 sq mi) in Southern England, stretches for 140 kilometres (87 mi) from Winchester in the west to Eastbourne in the east through the countries of Hampshire, West Sussex and East Sussex.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies and programmes for the development and use of land. Spatial planning influences the nature of places and how they function. It includes policies which can impact on land use - For example, influencing the demands on or needs for development that

are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Spatial Strategy/Visions: A broad overview of how spatial planning objectives can be achieved within the development plan.

Specialist Care Housing: Housing as an alternative provision to a care home for persons from a range of age groups including for the frail elderly and requiring varying levels of direct medical or other personal care by staff who are often site based.

Standard Housing Methodology (Standard Method): A formula set by Government and used by all local authorities in England to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.

Statement of Community Involvement (SCI): Sets out the standards which the plan making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents (LDDs) and detailing with planning applications. It also sets out how the local planning authority intends to achieve those standards. A consultation statement showing how the local planning authority has complied with the Statement of Community Involvement will be required for all Local Development Documents.

Strategic Environmental Assessment (SEA): See Sustainability Appraisal

Strategic Flood Risk Assessment (SFRA): An assessment of flood risk at a strategic level across a local planning authority area. The National Planning Policy Framework requires local planning authorities to undertake a strategic flood risk assessment to understand the risk of flooding in their areas to help inform strategic policies.

Strategic Housing and Employment Land Availability Assessment (SHELAA): An assessment required by national policy to identify land for housing and employment and assess the deliverability and development of sites. The SHELAA is a key component of the evidence base used to support the delivery of sufficient land for housing to meet the community's need for more homes and for employment land in order to provide sufficient jobs for residents in the district.

Strategic Housing Market Assessment (SHMA): Establishes the long-term aims for housing supply and demand in West Sussex. It provides local authorities with a better understanding of their housing markets and a robust evidence base for new planning and housing policies.

Strategic Site Allocation: A location for development which is required to ensure a continued delivery of housing sites. The largest strategic sites are 800 homes or more. Site specific details are specified within the draft Local Plan.

Strategic Road Network (SRN): A road network designated in the West Sussex Structure Plan, comprising of the M23 motorway, the trunk roads, and some other class A roads of more than local importance. These are the main routes which are best able to cater for trips starting or ending outside West Sussex.

Student Accommodation: this is accommodation provided on a campus to meet the needs of a resident student population.

Submission Stage or Regulation 19: The final stage in preparation of Development Plan Documents (DPDs). The documents are sent to the Secretary of State and an independent Examination will be held. Following the successful completion of this process, the DPD may be adopted by the Council.

Sui-Generis: Term given to specific uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example, theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Documents (SPD): Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

Sustainable Development: Sustainable development is commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Principles of sustainable development include social progress that recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and high and stable levels of economic growth and employment. The Planning definition of sustainable development is set out in the National Planning Policy Framework (NPPF).

Sustainability: Defined by the World Commission on Environment and Development as 'development that meets the needs of the present, without compromising the ability of future generations to meet their own need.'

Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA): It is a legal requirement that certain documents (e.g. Local Development Documents) are assessed to ensure that they maximise their contribution to Sustainable Development. This is achieved by carrying out a process usually referred to as a Sustainability Appraisal. The process measures the effect a document will have on a range of social, environmental and economic issues, and suggests measures that would help improve the sustainability of a plan.

Total Access Demand (TAD): A method devised by the Council and District Councils in West Sussex to calculate planning obligations for sustainable transport. TAD comprises two interrelated elements: a Sustainable Access contribution in respect of per occupant or employee without a parking space. The differential between the two elements is designed to encourage the development of accessible site and to discourage the over provision of car parking spaces so as to promote sustainable transport options. The TAD methodology and contribution levels are set out in the Council's Planning Obligations Supplementary Planning Document.

Town Centre: Includes a range of different sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a local authority's area.

Town Centre Management: A forum of traders, businesses and local authorities to agree and undertake co-ordinated overseeing of the retail environment and funding improvements.

Transport Node: An interchange point where passengers may transfer from one type of transport to another, for example at a railway station or a park and ride.

Travelling Showpeople: The Government defines Travelling Showpeople as members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's

or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers

Tree and Landscape Led (design approach): The starting point of development proposals is the recording of the existing trees, landscape, their context and key features including contours and orientation. This is then used to inform where best to plant additional trees, hedgerows and retain as open landscape which then provides the framework for any future development layout.

Tree Preservation Order (TPO): A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value which may be under threat.

Unstable Land: Land that may be unstable (due to a range of factors) for which planning proposals should give due consideration.

Urban Design: The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes, which facilitate successful development.

Urbanising: Making a location more urban in character, for example through a combination of increased density of development, traffic flow and economic activity.

Urban Extension: Involves the expansion of a city or densely populated area, and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.

Urban Regeneration: Making an urban area develop or grow strong again through means such as job creation and environmental renewal.

Use Class Order: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

Viability (in context of development costs and deliverability): A development is considered viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the landowner to sell the land for the development proposed.

Village Design Statement: A document which describes the visual character of a village as seen through the eyes of the inhabitants. Residents of an interested village volunteer to undertake a study of their village and environment and through consultation and discussion determine what they feel this to be.

Vitality and Viability: In terms of retailing, vitality is the capacity of a centre to grow or develop a level of commercial activity. Viability is the capacity of a centre to achieve the commercial success necessary to sustain the existence of the centre.

Ward: A small sub-area of a local authority district.

Waterbody: A distinct and significant volume of fresh water.

Waste Collection Authority (WCA): The local authority that has a duty to collect household waste. They also have a duty to collect commercial waste if requested to do so and may also collect industrial waste. (The WCA may differ from the Waste Disposal Authority). HDC is the WCA for this district.

Waste Disposal Authority (WDA): The local authority responsible for managing the waste collected by the collection authorities and the provision of Household Waste Recovery Centres. (The WDA may differ from the Waste Collection Authority). West Sussex is the WDA for this district.

Waste Hierarchy: A framework for securing a sustainable approach to waste management. Wherever possible, the level of waste produced should be reduced. Where this is not possible, waste should be reused; and after this, the value recovered by recycling or composting; or waste to energy; and finally landfill disposal.

Waste Minimisation/Reduction: The most desirable way of managing waste, by avoiding the production of waste in the first place.

Waste Planning Authority (WPA): The local authority responsible for ensuring that an adequate planning framework exists. They are required to prepare Local Development Document(s), or Development Plans, relating to waste and are responsible for determining planning applications for waste management facilities.

Waste Transfer Station: A site to which waste is delivered for sorting or baling prior to transfer to another place for recycling, treatment or disposal.

Water Course: A channel through which a moving body of water will flow, above or below ground. This includes685 rivers and streams as well as drainage ditches.

Water Framework Directive: European legislation designed to improve and integrate the way water bodies are managed throughout Europe. Member states must have achieved good chemical and ecological status in inland and coastal waters by 2015. This legislation is still part of UK law at the current time.

West Sussex Historic Environment Record: Set of data managed by West Sussex County Council, linked to a Geographical Information System (GIS). Contains a summary of known historic assets in West Sussex.

West Sussex Local Transport Plan (LTP): A ten year plan setting out key strategic transport objectives and outlining broad strategies that will be pursued to meet the objectives. The LTP must tie-in with the broader strategic planning framework set out in local and national policies.

Windfall Sites: A site not specifically allocated for development in the Local Development Framework which unexpectedly becomes available for development during the lifetime of a plan. These sites are usually located within Built-up area boundaries. An allowance for windfall sites is included in the Local Plan for monitoring purposes.

Written Statement: A documentary statement supplementing and explaining policy, forming part of a development plan.

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Appendix 2

Horsham District Regulation 18 Site Assessment Report

Summary of conclusions of land identified as having potential for housing development

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Introduction

Following a call for sites in 2018 and further detailed site assessment work in 2019, the Horsham District Local Plan Regulation 18 Consultation document identifies a number of 'smaller' sites (fewer than 500 homes) which have been assessed as having some potential for housing development. It will be important to seek views and feedback on all of these sites as part of the consultation process. To help inform the consultation, further detail on the outcome of our site assessment work will be published in the Horsham District Regulation 18 Site Assessment Report.

To inform the Cabinet discussion, this document provides the conclusions for the sites that have been identified as having some potential for development. **It is emphasised that this is not the full or final documentation.**

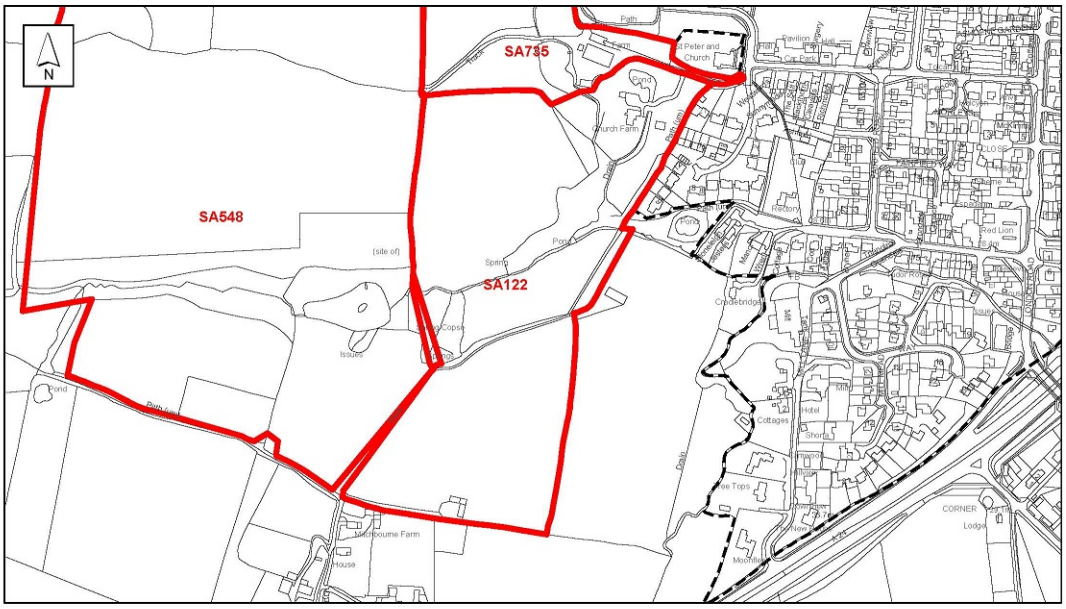
Ashington

Land south of Rectory Lane

A number of sites have been proposed south of Rectory Lane. These have been identified as having potential to be delivered as a larger site. However, the individual site reports are set out on the following pages. Together they comprise SA122, SA131, SA548 and SA735.

Site Name: Land at Church Farm	**SHELAA Ref number:** SA122

Site Map:



Parish: Ashington

Site Assessment Conclusion:

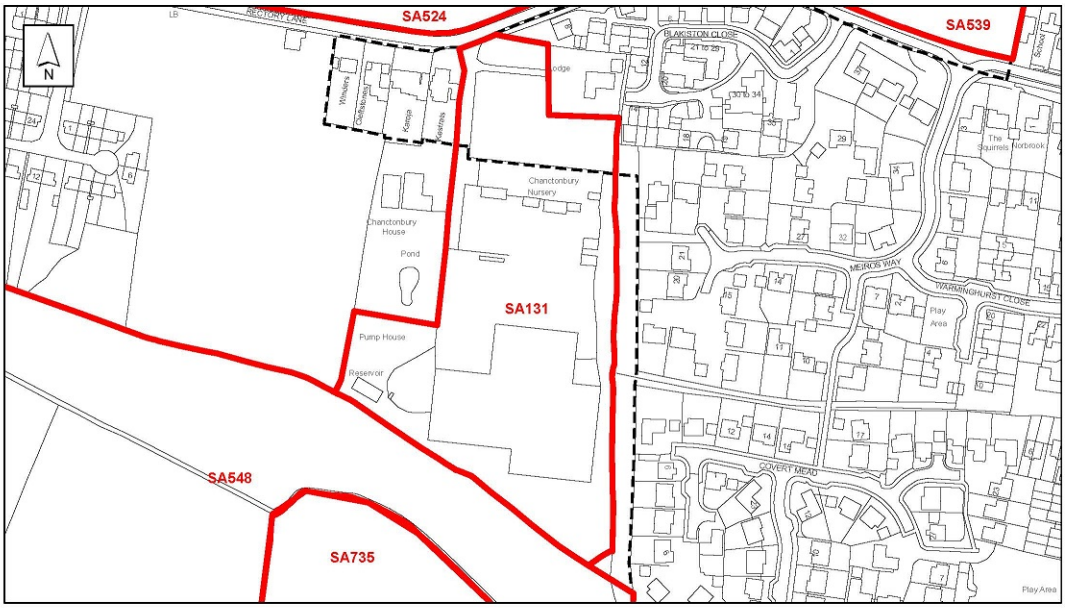
The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan and may therefore be delivered as part of a wider site allocation. However, if the site is assessed in isolation, the site is located in the countryside with the majority of the site separated from the settlement of Ashington (apart from the north eastern boundary which adjoins the defined settlement boundary of Ashington). The site slopes in a south-north direction with a sharp drop across the centre which runs east to west. Development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (including the Grade II* listed parish church of St Peter and St Paul), a Scheduled Monument and an Archaeological Notification Area. With the exception of the land identified by the Parish in their Neighbourhood Plan in the northern part, it is considered that the remainder of the site should not be allocated for development.

Overall Summary: Very Negative Impacts (unlikely to be mitigated)

Estimated Housing Numbers: Part of wider total allocation of 225 homes identified by Ashington Parish Council

Site Name: Chanctonbury Nurseries	**SHELAA Ref number:** SA131

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Ashington

Reference No :		Date : 09/01/2020	Scale : 1: 2,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Ashington

Site Assessment Conclusion:

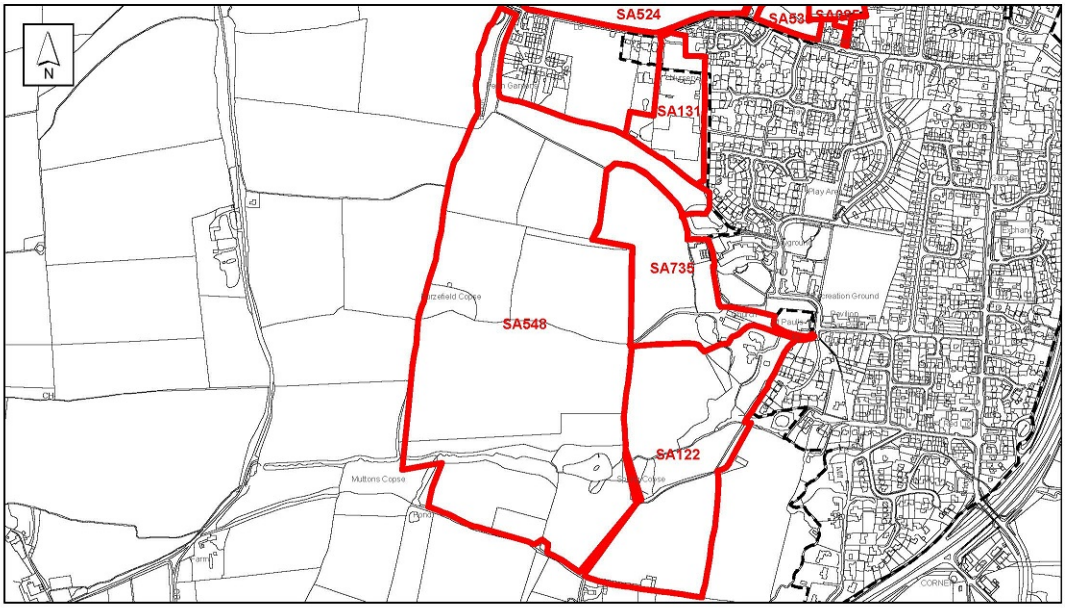
There are no specific environmental designations on the site some of which has previously been in horticultural use. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership.

Overall Summary: Neutral Impact

Estimated Housing Numbers: part of wider total allocation of 225 homes identified by Ashington Parish Council

Site Name: Land at Church Farm (Wider site)	**SHELAA Ref number:** SA548

Site Map:



Parish: Ashington

Site Assessment Conclusion:

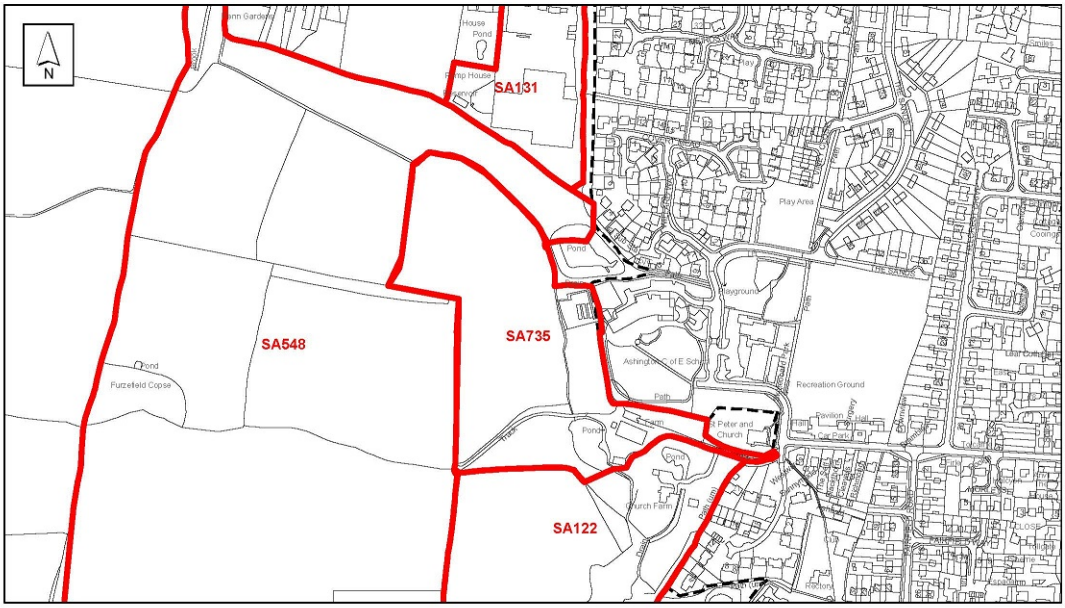
The northern section of this site has been identified as part of a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan and may come forward for housing delivery via this route. If considered in isolation from the wider joint proposals that have been identified in the draft Neighbourhood Plan documentation, the land is located in the wider countryside with the majority of the site separated from the main settlement apart from a small section on the eastern boundary which adjoins the settlement boundary of Ashington. Overall, development would adversely affect the setting of a number of heritage assets including three listed buildings in close proximity to the site (Grade II* listed parish church of St Peter and St Paul), Scheduled Monument and Archaeological Notification Area. It is considered that this site as a whole should not be allocated for development. It should be noted SA735 falls within the eastern boundary of the site and has been considered for development as a separate site.

Overall Summary: Unfavourable impacts (potential for mitigation)

Estimated Housing Numbers: part of wider total allocation of 225 homes identified by Ashington Parish Council

Site Name: Land at Church Farm (Smaller site)	**SHELAA Ref number:** SA735

Site Map:



Parish: Ashington

Site Assessment Conclusion:

The site has been identified as a potential housing allocation in the Ashington Regulation 14 Neighbourhood Plan. There are no identified environmental designations on the development site which adjoins the settlement boundary of Ashington. The settlement is classified as a medium village, having a moderate level of services and facilities. The site is in single ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as archaeology and heritage assets (Archaeological Notification Area adjoins southern boundary), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school as well as health facilities.

Overall Summary: Neutral Impact

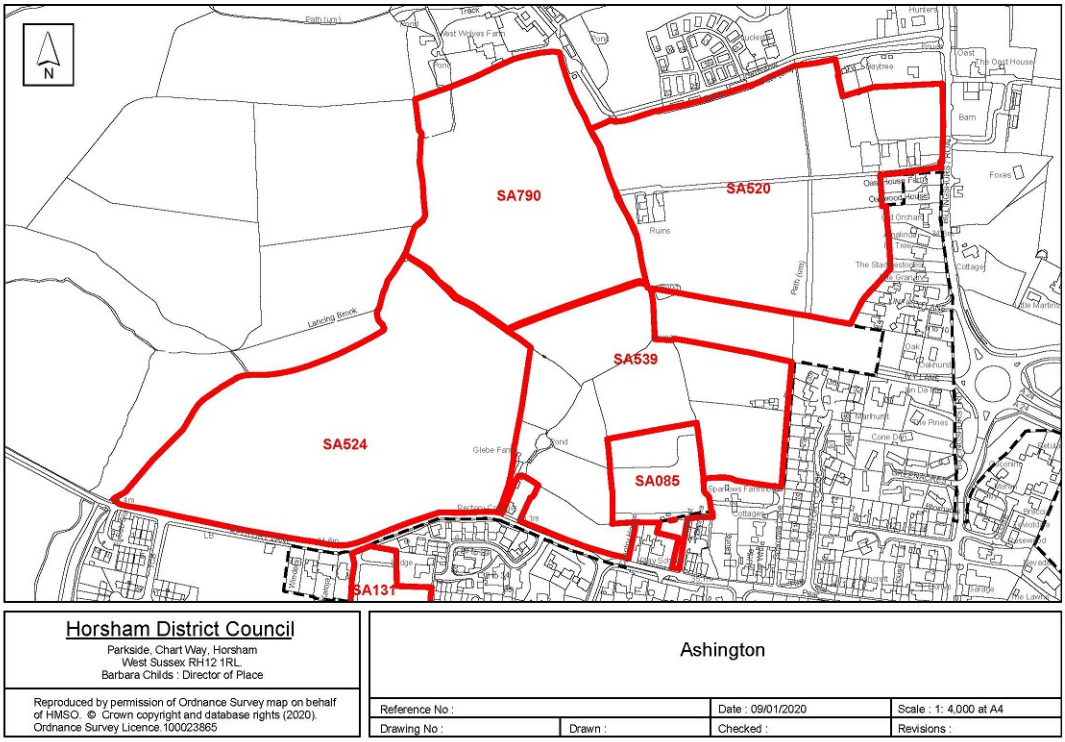
Estimated Housing Numbers: part of wider total allocation of 225 homes identified by Ashington Parish Council

Land North of Rectory Lane

A number of sites have been proposed north of Rectory Lane. These have been identified as having potential to be delivered as a larger site. However, the individual site reports are set out on the following pages. Together they comprise SA085, SA520, SA524, SA539, and SA790.

Site Name: Ashington Glebe Land	**SHELAA Ref number:** SA085

Site Map:



Parish: Ashington

Site Assessment Conclusion:

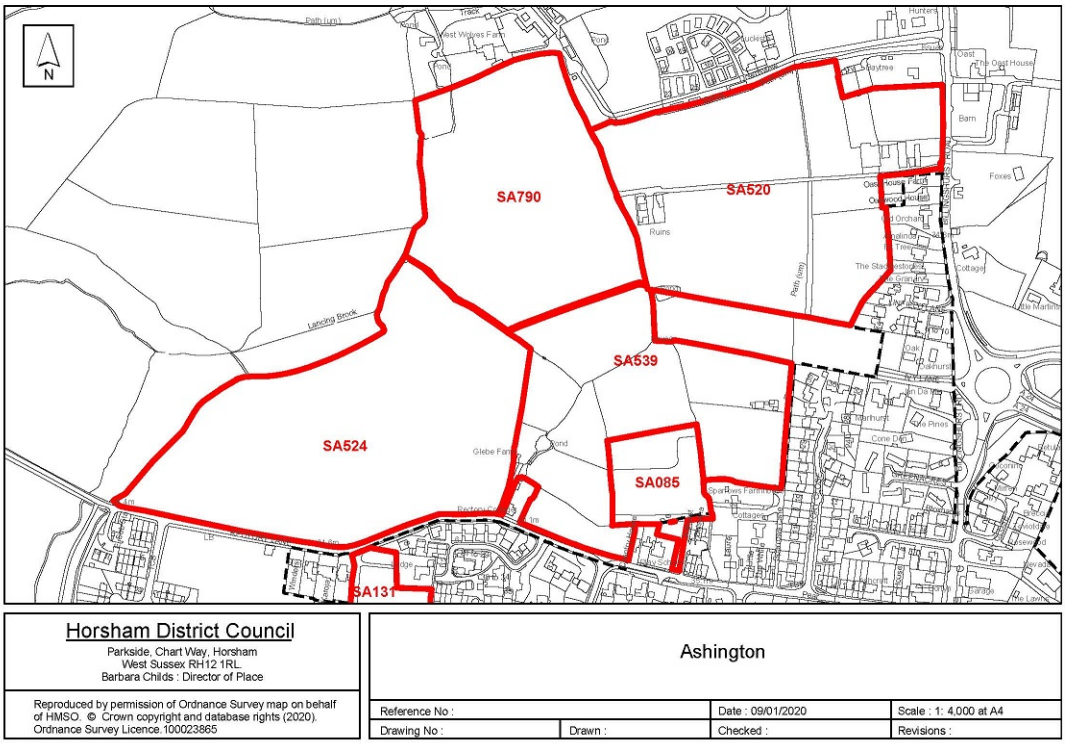
There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered

Overall Summary: Neutral Impact

Estimated Housing Numbers: 20

Site Name: Land at Oast House Farm	**SHELAA Ref number:** SA520

Site Map:



Parish: Ashington

Site Assessment Conclusion:

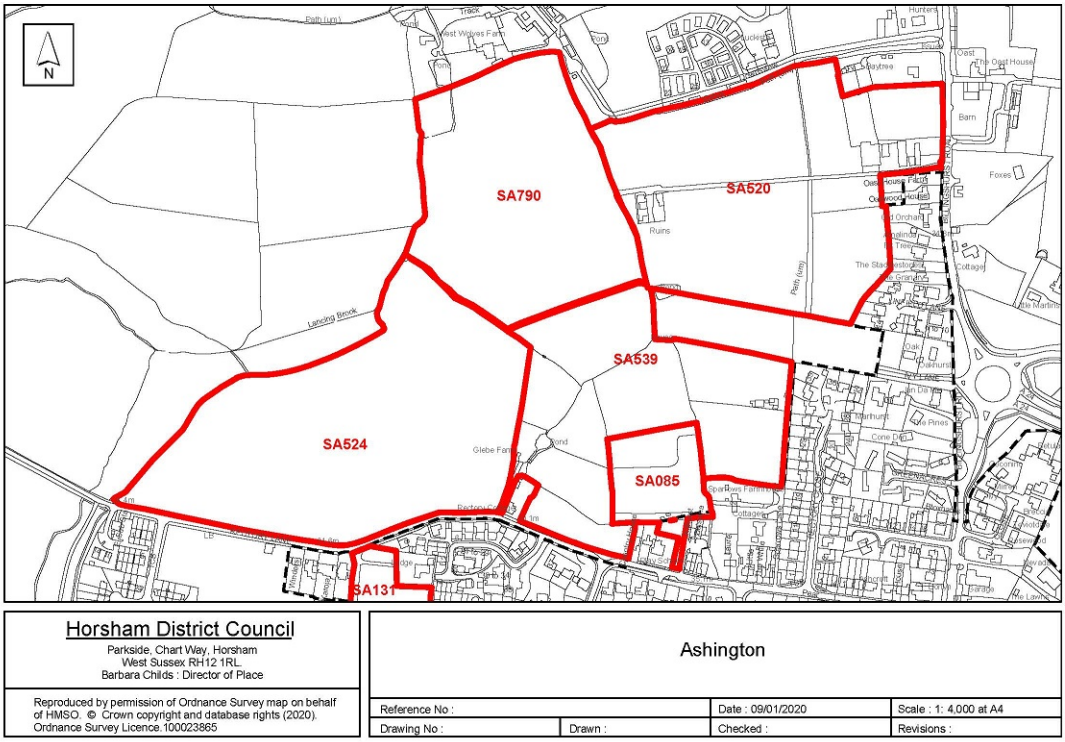
This site is considered to have potential for housing development. There are no apparent overriding environmental constraints to development. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The site is thought to be in multiple ownership. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. It is considered that if brought forward by itself SA520 could deliver a minimum 85-100 dwellings within short to medium term (c.0-10 years). If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 95

Site Name: Land to the north of Rectory Lane	**SHELAA Ref number:** SA524

Site Map:



Parish: Ashington

Site Assessment Conclusion:

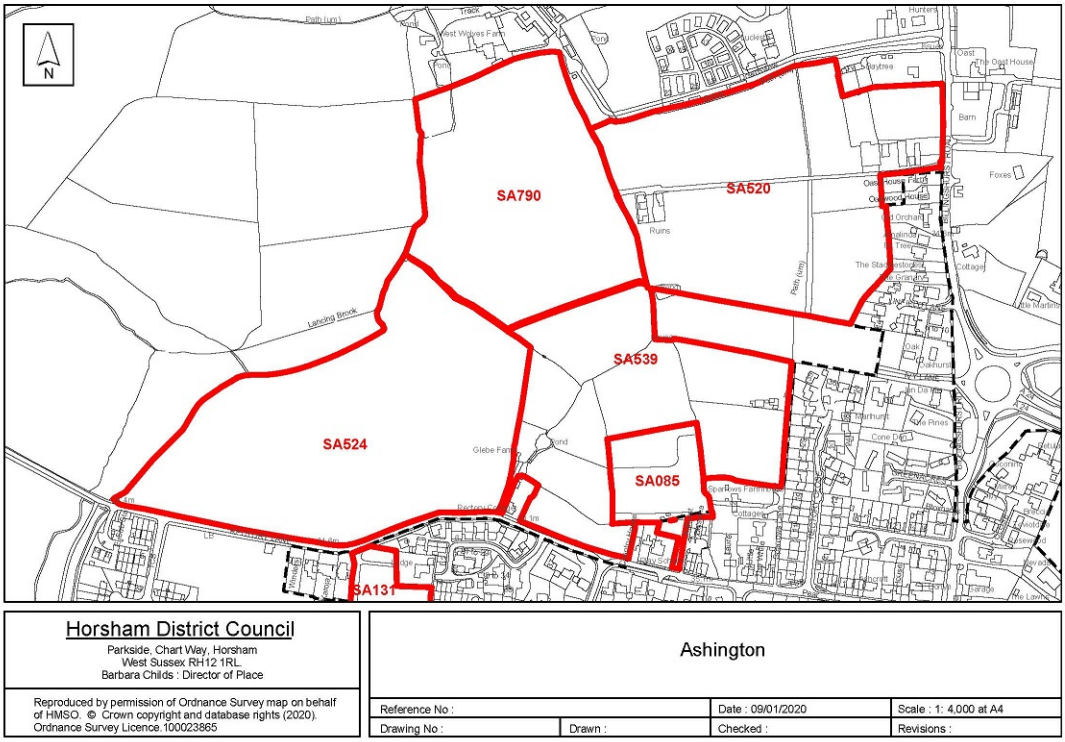
This site may have potential for housing development as part of a comprehensive scheme, should the sites to the east (SA539 & SA085) also be developed. There are no specific environmental designations on this site. The site adjoins the settlement boundary. Ashington is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Overall Summary: Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 140

Site Name: Land North of Glebe Farm, Ashington	**SHELAA Ref number:** SA539

Site Map:



Parish: Ashington

Site Assessment Conclusion:

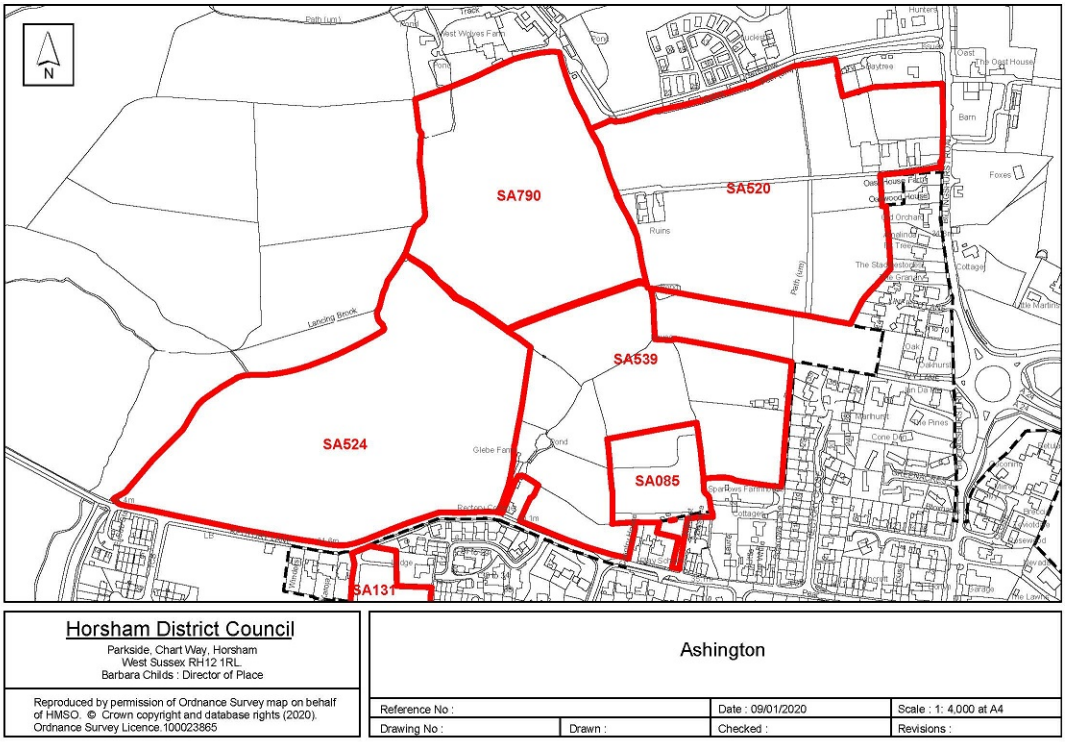
There are no specific environmental designations on this site. The site adjoins the settlement boundary of Ashington which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. The site is in single ownership. If brought forward with SA790, SA539, SA085 and SA524 a total of 400 dwellings could be delivered.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 80

Site Name: Land South of West Wolves Farm	**SHELAA Ref number:** SA790

Site Map:



Parish: Ashington

Site Assessment Conclusion:

There are no specific environmental designations on this site. The land lies within easy walking distance to Ashington, which is classified as a medium village, having moderate level of services and facilities. The site is in single ownership. By itself development of this site would be out of keeping. If the land were to come forward with SA520, SA539, SA085 and SA524 the suitability of this site would increase. The area has a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues such as biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school. It is felt that is brought forward together SA790, SA520, SA539, SA085 and SA524 could deliver a total of 400 dwellings.

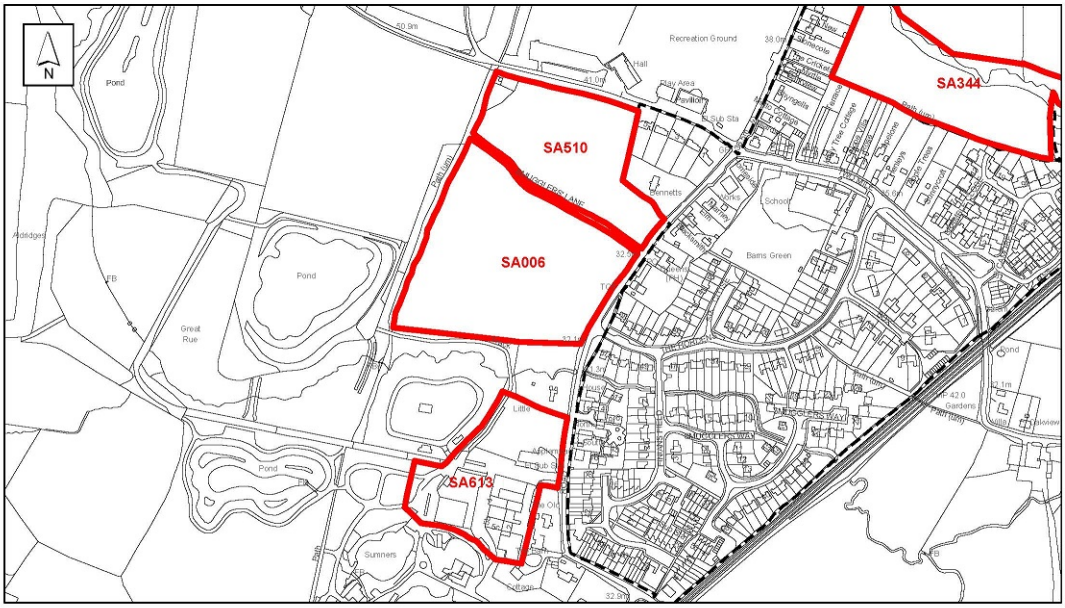
Overall Summary: Neutral Impact

Estimated Housing Numbers: 70

Barns Green (Itchingfield Parish)

Site Name: Land south of Smugglers Lane	**SHELAA Ref number:** SA006

Site Map:



Parish: Itchingfield

Site Assessment Conclusion:

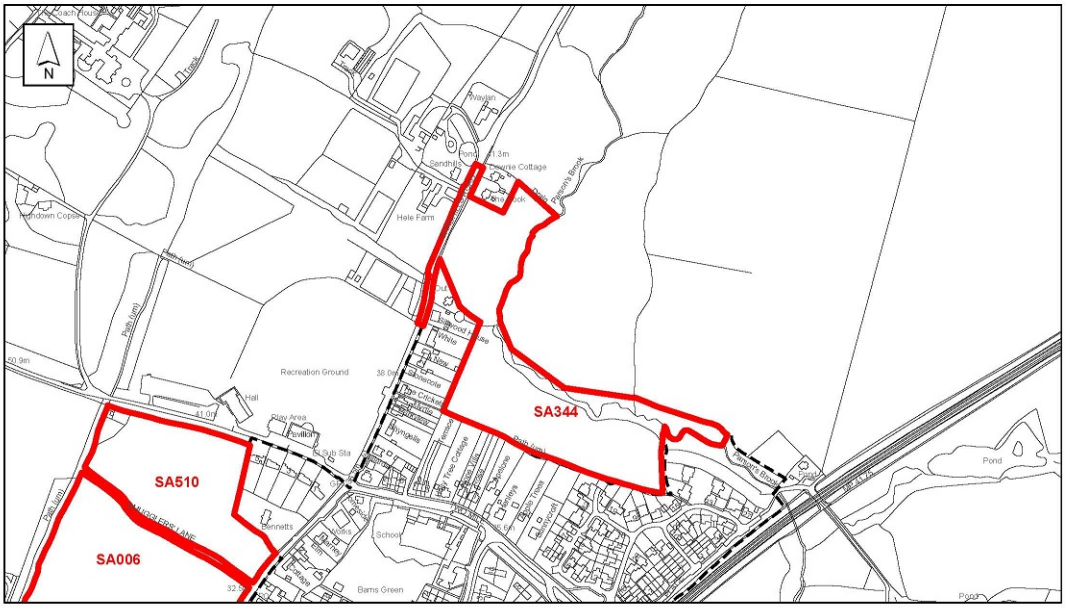
The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is however thought to be in multiple ownership which may affect the speed at which development could take place. Although the site is not directly affected by any environmental designations, appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 50

Site Name: Land rear of Two Mile Ash Road Barns Green	**SHELAA Ref number:** SA344

Site Map:



Parish: Itchingfield

Site Assessment Conclusion:

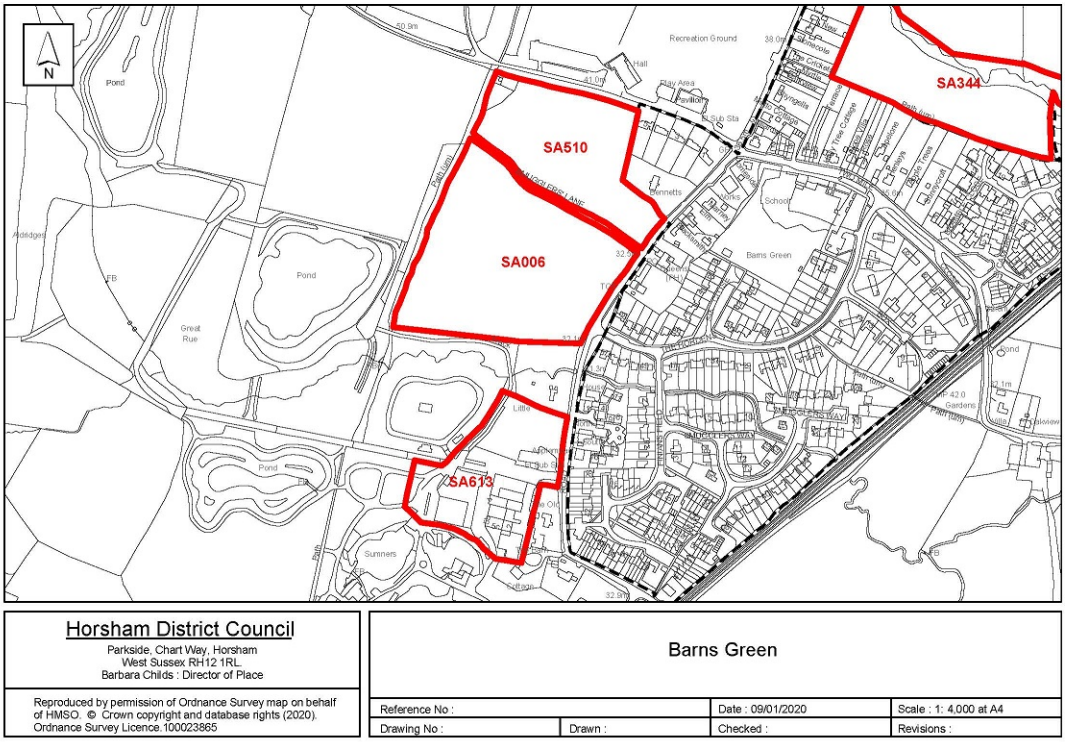
The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Building (Sandhills) and Archaeological Notification Area, biodiversity including 15m buffer for adjoining Ancient Woodland (Parsons Brook) and 12m Root Protection Area (RPA) for adjoining mature trees, a number of which are protected by Tree Preservation Orders, Brick Clay (Weald Clay) Minerals Safeguarding, drainage and flood risk, climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. There are also overhead cables running south to north-west of the site. The need for improved transport links should be considered.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 30

Site Name: Land South of Muntham Drive Barns Green	**SHELAA Ref number:** SA510

Site Map:



Parish: Itchingfield

Site Assessment Conclusion:

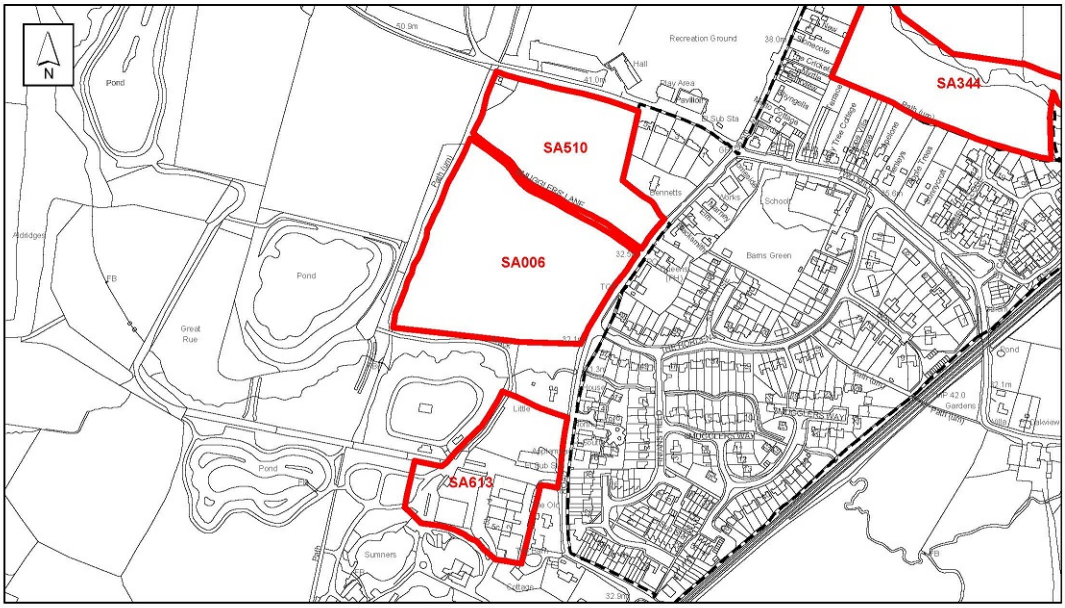
The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 25

Site Name: Land at Slaughterford Farm (Sumners Pond)	**SHELAA Ref number:** SA613

Site Map:



Parish: Itchingfield

Site Assessment Conclusion:

The site adjoins the settlement boundary of Barns Green which is classified as a medium village, having a moderate level of service and facilities. The area has a reasonable bus service linking the village to Horsham and Storrington. The site is in single ownership. Appropriate regard would have to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Little Slaughterford, Bennetts, Blacksmith's Cottage, The Queen's Head public house and the Village Stores & Post Office), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, and the capacity of the nearby school. The need for improved transport links should be considered.

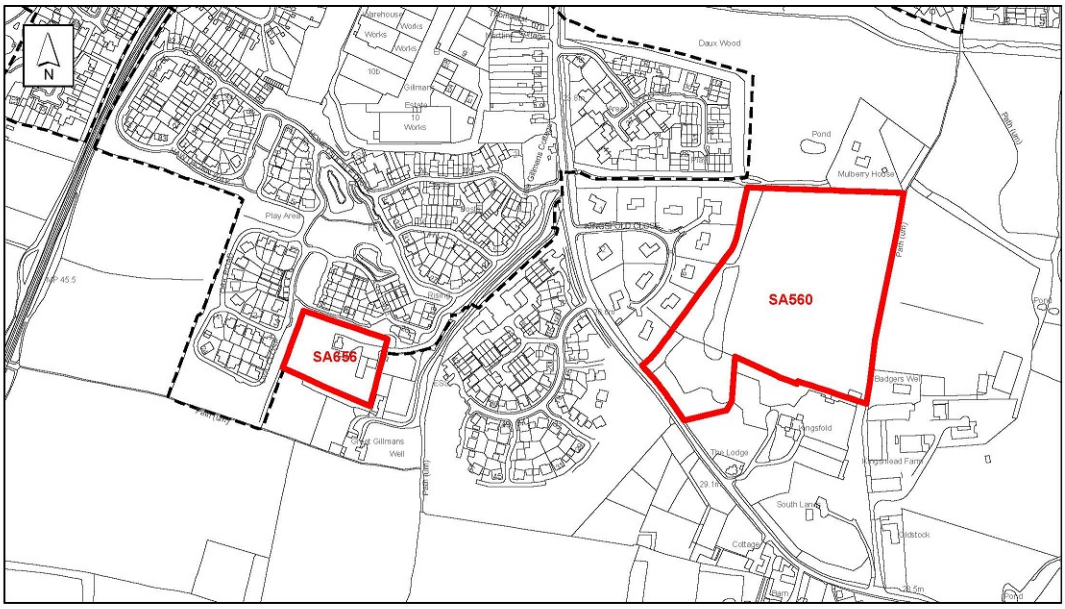
Overall Summary: Neutral Impact

Estimated Housing Numbers: 30

Billingshurst

Site Name: Blackthorne Barn	**SHELAA Ref number:** SA656

Site Map:



Parish: Billingshurst

Site Assessment Conclusion:

The site lies in the countryside adjoining the Built-Up Area Boundary (BUAB) of Billingshurst, which is classified as a small town / larger village in the settlement hierarchy. The village has a good range of services and facilities, including a range of shops, railway station and both primary and secondary schools. The site is being actively promoted for development. It adjoins built development to the north and west of the site and is close to the new development south of Billingshurst which is allocated in the Horsham District Planning Framework. The site lies within the wider Bat Sustenance Zone and Archaeological Notification Area. The western border contains trees protected by Tree Preservation Orders. A Grade II listed dwelling, Great Gillmans Farmhouse lies to the south east of the site. The site itself comprises a dwelling and livery with field/paddock. The proximity of the listed building together with the low density of development adjoining the site is likely to limit the amount of housing which could come forward on this land.

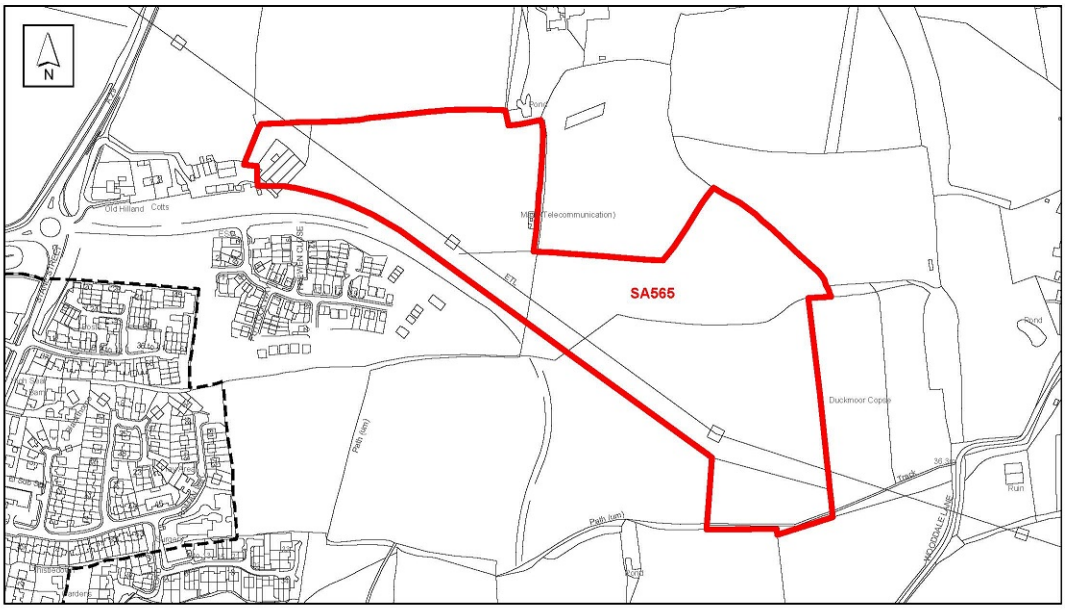
In addition to the above considerations, appropriate regard would need to be given to a number of other issues, such as, biodiversity impacts, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

Overall Summary: Neutral

Estimated Housing Numbers: 8

Site Name: Land at Hilland Farm	**SHELAA Ref number:** SA565

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Billingshurst			
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Parish: Billingshurst

Site Assessment Conclusion:

The site is a greenfield site and adjoins a housing development site to the south which is proposed for inclusion in the Built-Up Area Boundary (BUAB) of Billingshurst. It also adjoins a permitted employment site to the north. Billingshurst is identified as a small town / larger village in the settlement hierarchy and has a good range of services and facilities, including a range of shops, railway station and both primary and secondary schools. Due to landscape impacts, only the north-west segment of the wider site (shown above) is considered to have potential for either employment or housing development, subject to appropriate landscape mitigation. There are no other environmental designations on site, but consideration would need to be given to a number of issues such the row of pylons which cross the site, the Archaeological Notification Area, the Bat Sustenance Area, noise or similar from the permitted employment to the north, affordable housing, and the capacity of the nearby schools and health facility.

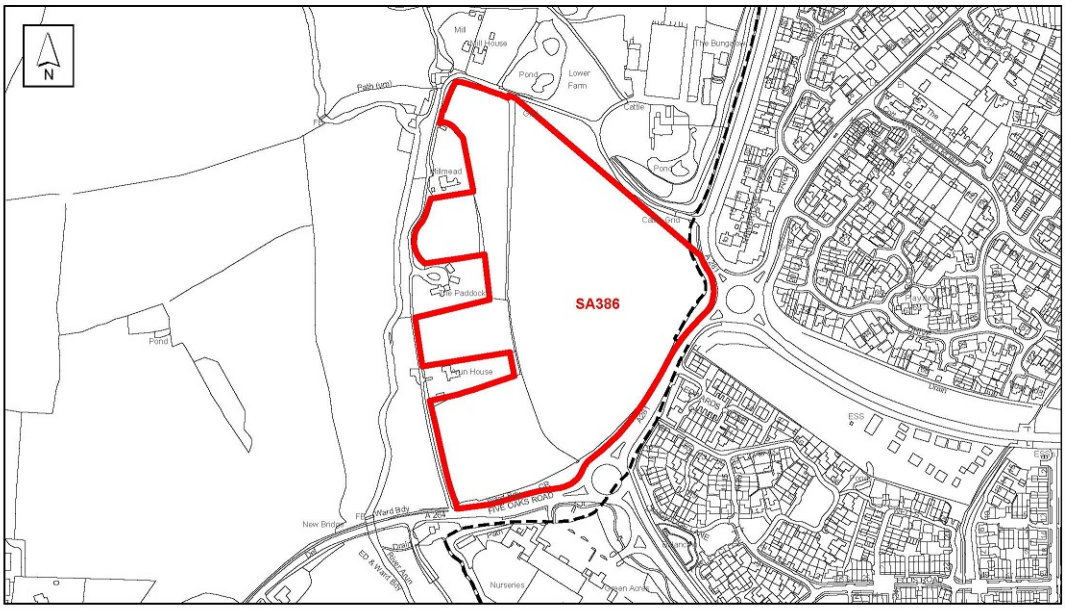
Overall Summary: Neutral Impact

Estimated Housing Numbers: 12

Broadbridge Heath (Slinfold and Itchingfield Parishes)

Site Name: Land at Lower Broadbridge Farm	**SHELAA Ref number:** SA386

Site Map:



Parish: Slinfold

Site Assessment Conclusion:

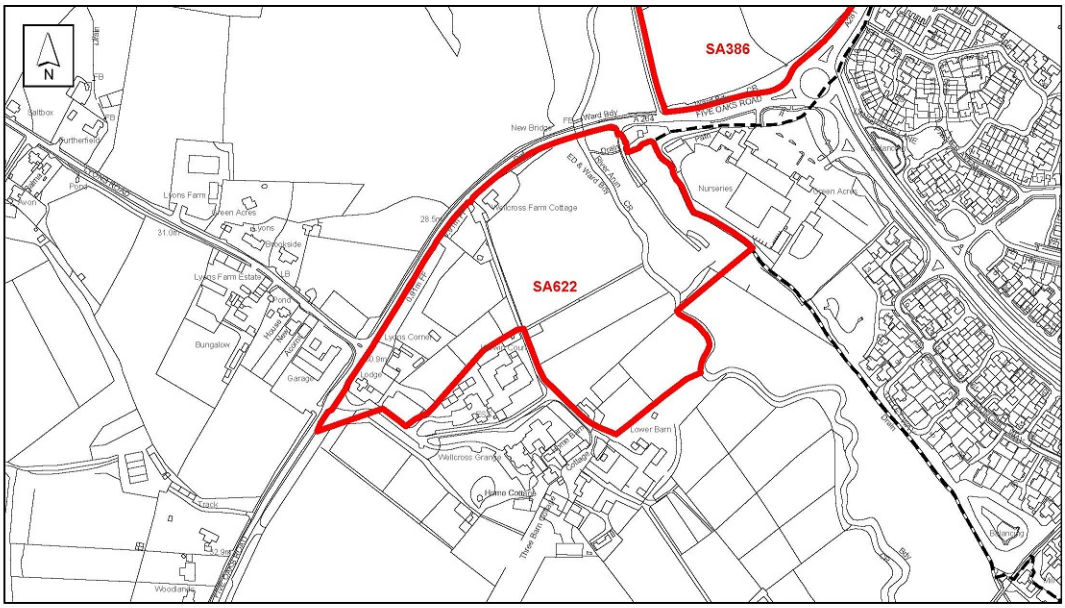
The site is understood to be in single ownership. The site lies to the west of Broadbridge Heath Built-Up Area Boundary. The site is within easy walking distance of Broadbridge Heath, which is classified as a Small Town/Larger Village with a good range of services and facilities, strong community networks and local employment provision together with reasonable bus services. There are some constraints to development on the site including a high pressure gas pipeline, although it extends through the Wickhurst Green site to the south east. If the site were to be taken forward, this matter would require further exploration to confirm that any building exclusion zone could be accommodated and development could take place. There is an area of flood risk (Flood Zones 2 and 3) to the west and listed buildings that lie to the north and north east, but it is considered that suitable mitigation could address these aspects, particularly if the existing landscaping is retained as part of any proposal. The site is relatively flat with mature and semi-mature trees bounding much of the site and numerous tree belts within the site reducing intervisibility across the site as a whole. The site, therefore, is considered to have good access to services, facilities and leisure opportunities, although it will not deliver a school or health facilities and would therefore be reliant on the existing facilities in Broadbridge Heath.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 120-150

Site Name: Land at Wellcross Farm	**SHELAA Ref number:** SA622

Site Map:



Parish: Itchingfield

Site Assessment Conclusion:

This site is located in the countryside, south west of the Built-up Area Boundary (BUAB) of Broadbridge Heath. The site is separated from Broadbridge Heath by the River Arun and its associated flood plain (fluvial Flood Zones 2 and 3) and would be subject to the completion of a sequential test and exceptions test if necessary (see Policy 38 of the HDPF). Access to the site is constrained due to the narrow and unlit nature of the road at this point. Given that the River Arun divides the settlement of Broadbridge Heath from the development site and that the site would be relatively open to the north and south east, it is not considered that site relates well with Broadbridge Heath. As a result, the scope of the site to accommodate general residential development is considered to be limited. However, the site may have some potential to accommodate an appropriate Exceptions Housing Scheme, Retirement Housing and /or Specialist Care accommodation given the proximity to Broadbridge Heath and the existing specialist facilities on-site associated with Wellcross Grange, subject to other constraints being acceptable. The site is currently understood to be in multiple ownership (4 owners).

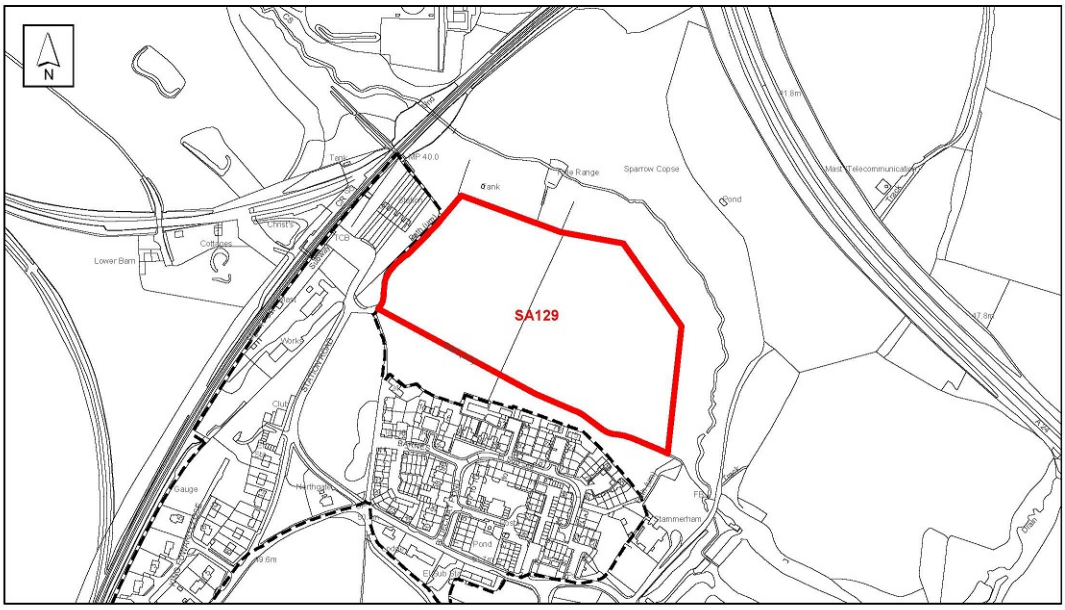
Overall Summary Unfavourable Impacts (potential for mitigation)

Estimated Housing Numbers: Suitable for Exceptions Housing Schemes/Retirement Housing and Specialist Care accommodation only

Christ's Hospital (Southwater Parish)

Site Name: Land at The Warren, Christ's Hospital	**SHELAA Ref number:** SA129

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Christs Hospital

Reference No :		Date : 09/01/2020	Scale : 1: 4,000 at A4
Drawing No :	Drawn :	Checked :	Revisions :

Parish: Southwater

Site Assessment Conclusion:

The site lies in the countryside near and to the north of the Built up Area Boundary (BUAB) of Christ's Hospital. Woodland lies to the north and east. It is understood to be in single ownership by Christ's Hospital Foundation. There may be potential for older persons accommodation given the proximity and popularity of the site (sheltered accommodation at Bluecoat Pond), immediately to the south. The western edge of the site is located 80m to the east of Christ Hospital train station and is considered to be a sustainable location with regards to public transport. Such considerations would be important for residents who are unable to rely on the private car. There are, however, a number of potential constraints on site, which would need to be considered including, traffic impacts, given the rural nature of the surrounding roads, the trees on site a number of which are protected by Tree Preservation Orders, the wider Bat Sustenance Zone within which the site lies, and the Public Rights of Way (PRoW) running along the southern boundary and across the south western corner. In addition appropriate regard needs to be given to a number of issues, such as, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, and access to health facilities.

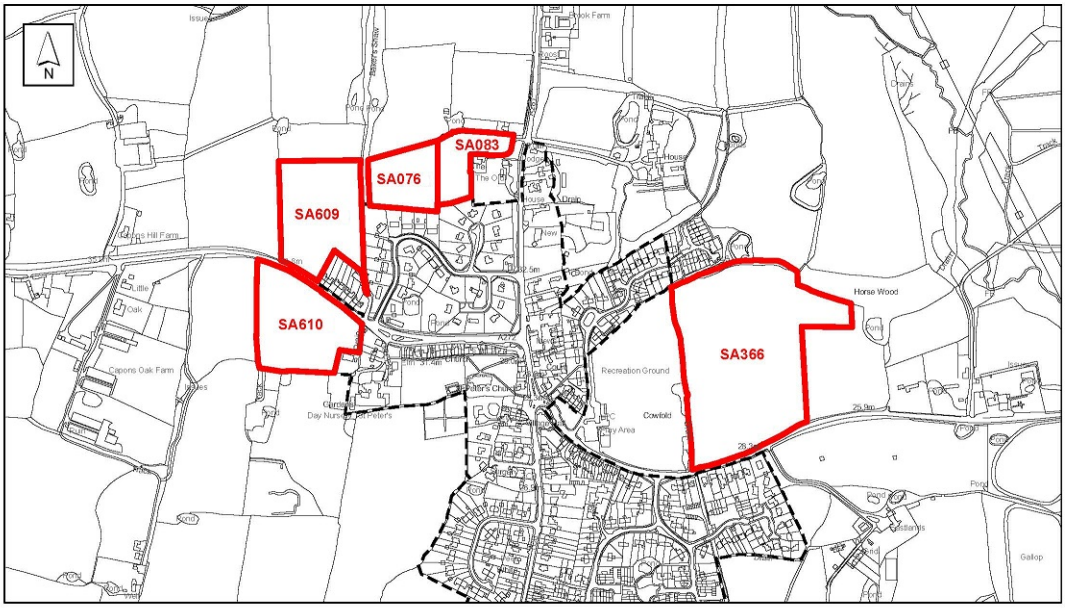
Overall Summary: Neutral Impact

Estimated Housing Numbers: 35

Cowfold

Site Name: Land at Brook Hill	**SHELAA Ref number:** SA076

Site Map:



Parish: Cowfold

Site Assessment Conclusion:

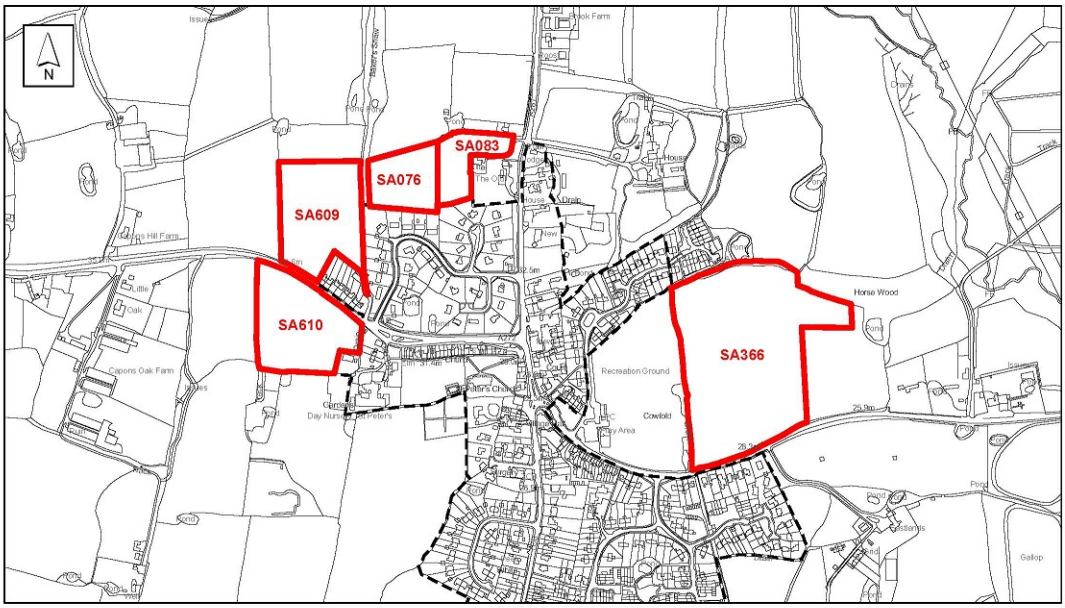
This site comprises grassland bounded to the west and east by mature trees. Land to the south adjoins the existing Built-Up Area Boundary (BUAB) of Cowfold. Cowfold is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and the nearby Air Quality Management Area (AQMA). Land to the north of this site is steeply sloping and development would potentially be highly visible, and may therefore have a negative impact on the landscape. Access to the site from the A281 or any other route is also problematic if the site is developed in isolation. However the southern limb of the site which is less visible could potentially be developed along with neighbouring site SA083. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work.

Overall Summary: Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 10-15

Site Name: Cowfold Glebe	**SHELAA Ref number:** SA083

Site Map:



Parish: Cowfold

Site Assessment Conclusion:

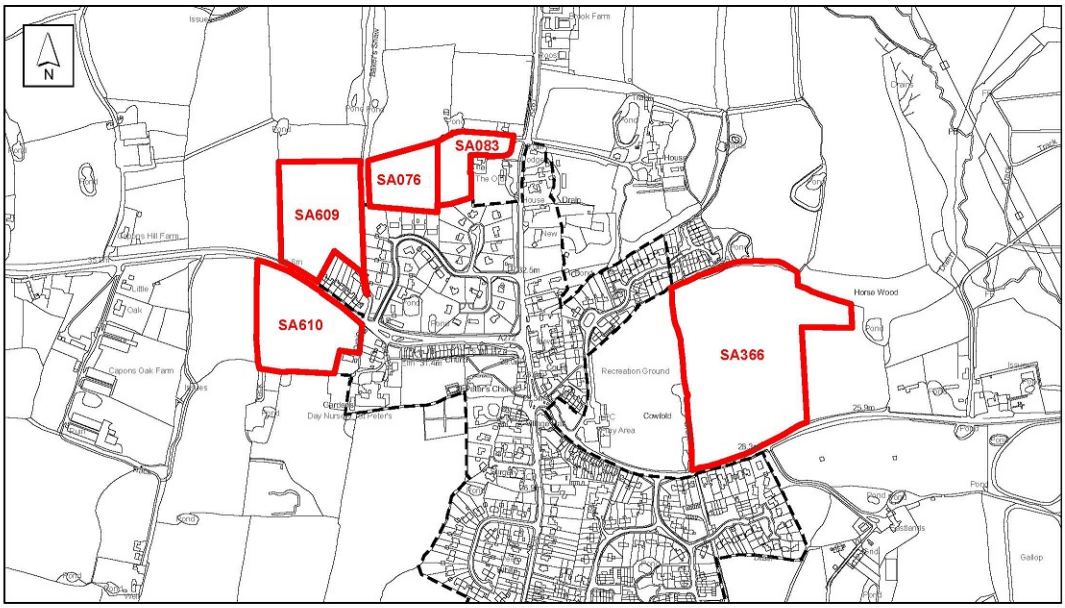
This site has no specific environmental constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Barrington House and Brookhill Cottage), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby schools and the nearby Air Quality Management Area (AQMA). There may also be capacity to make more efficient use of land in the area by considering this site with the southern limb of SA076 which also abuts The Built-Up Area Boundary (BUAB) of Cowfold. The site has been identified by Cowfold Parish Council as part of the Neighbourhood Plan preparation work. Together there may be potential for around 75 units.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 5 -10

Site Name: Land East of Cowfold	**SHELAA Ref number:** SA366

Site Map:



Parish: Cowfold

Site Assessment Conclusion:

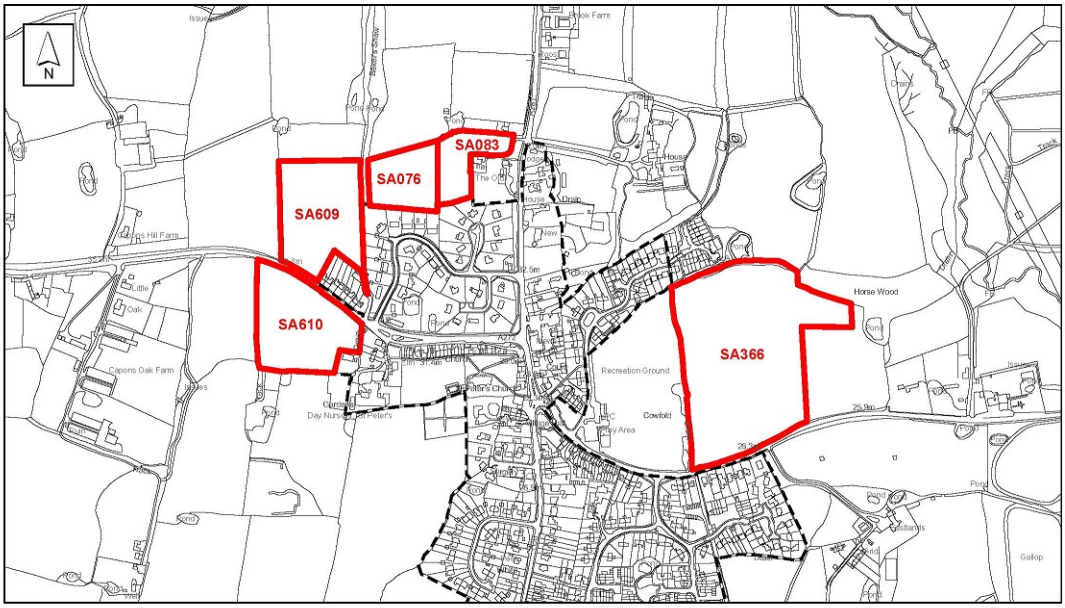
This site has no specific environmental constraints to development on-site. The site adjoins the built up area boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. There is a reasonable bus service linking the village to Horsham and Brighton. Appropriate regard would need to be given to a number of issues, such as the impact on the nearby Grade II Listed building, Allfreys, and its setting, the area of Ancient Woodland to the north, Brick Clay (Weald Clay) Minerals Safeguarding, the nearby Cowfold Air Quality Management Area (AQMA) and the siting of the area in relation to the recreation ground. Development in this location would impact on the settlement form to the east and impacts on the landscape and surroundings would need to be mitigated. Any proposal should also address climate change adaptation and mitigation, affordable housing, the capacity of local schools and health facilities and what steps can be made to improve transport links. The site is in single ownership.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 100 is considered to be the maximum in this location.

Site Name: Field West of Cowfold, North of A272	**SHELAA Ref number:** SA609

Site Map:



Parish: Cowfold

Site Assessment Conclusion:

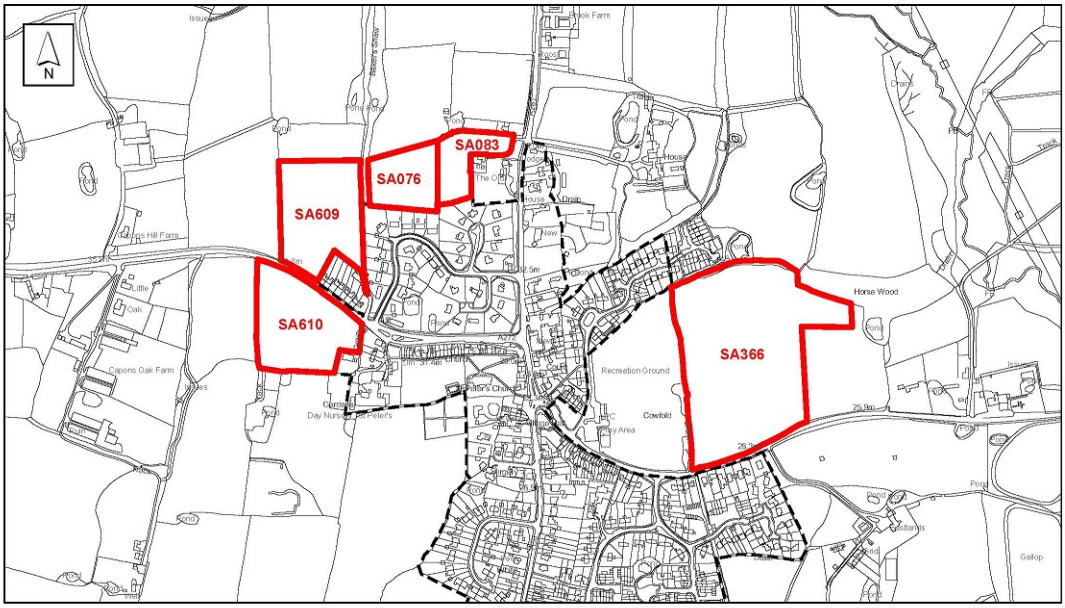
This site has no specific environment constraints to development onsite. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing and the capacity of the nearby school and the nearby Cowfold Air Quality Management Area. The site is in single ownership.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 35

Site Name: Fields West of Cowfold, South of A272	**SHELAA Ref number:** SA610

Site Map:



Parish: Cowfold

Site Assessment Conclusion:

This site has no specific environmental constraints to development on-site. The site adjoins the settlement boundary of Cowfold which is classified as a medium village, having a moderate level of services and facilities. The area has a reasonable bus service linking the village to Horsham and Brighton via Partridge Green and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facilities, and improved transport links. Given nearby housing densities the site could potentially support up to 35 dwellings. The site is in single ownership and has been identified by the Parish in the draft Neighbourhood Plan.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 35

Henfield

Site Name: Land north of Furners Lane	**SHELAA Ref number:** SA005

Site Map:

Parish: Henfield

Site Assessment Conclusion:

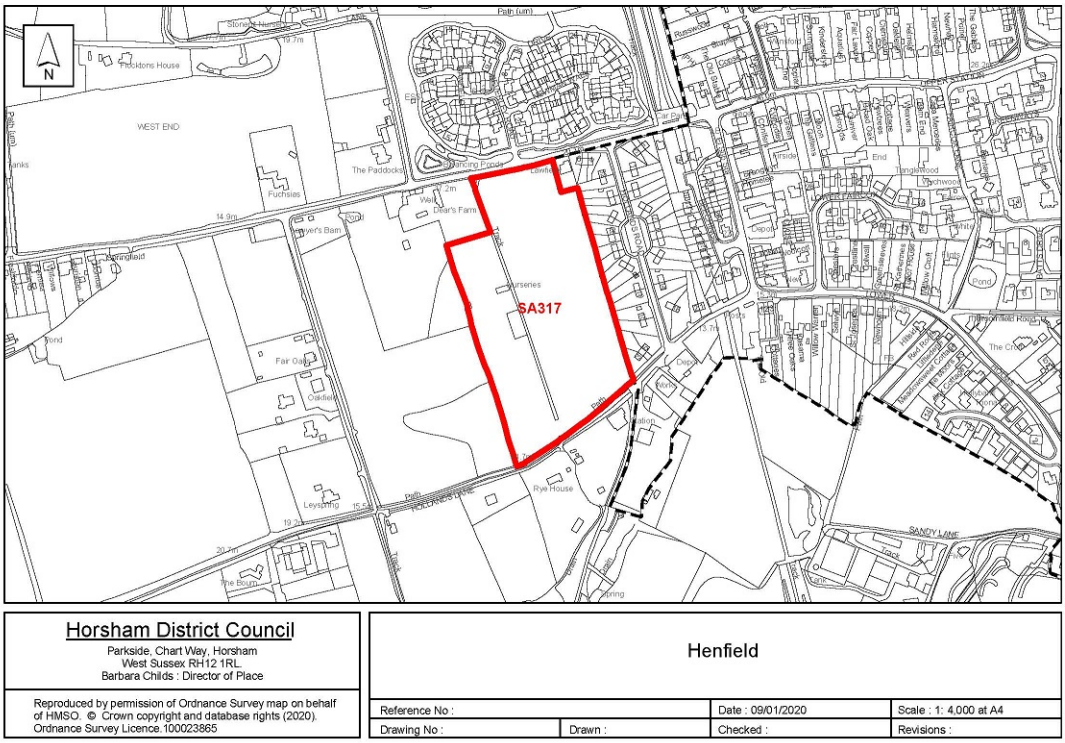
SA005 is located on the eastern edge of Henfield. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Access will need to be delivered from Charlwood Drive. The site is open to the east, and any development will need to provide a significant landscape buffer to provide a defensible boundary to development which could otherwise have significant impacts on the landscape and settlement form. The impact on local school places and the local doctor's surgery should also be considered as part of any proposal for development on this site.

Overall Summary: Favourable Impacts

Estimated Housing Numbers: 100

Site Name: Sandgate Nursery, Henfield	**SHELAA Ref number:** SA317

Site Map:



Parish: Henfield

Site Assessment Conclusion:

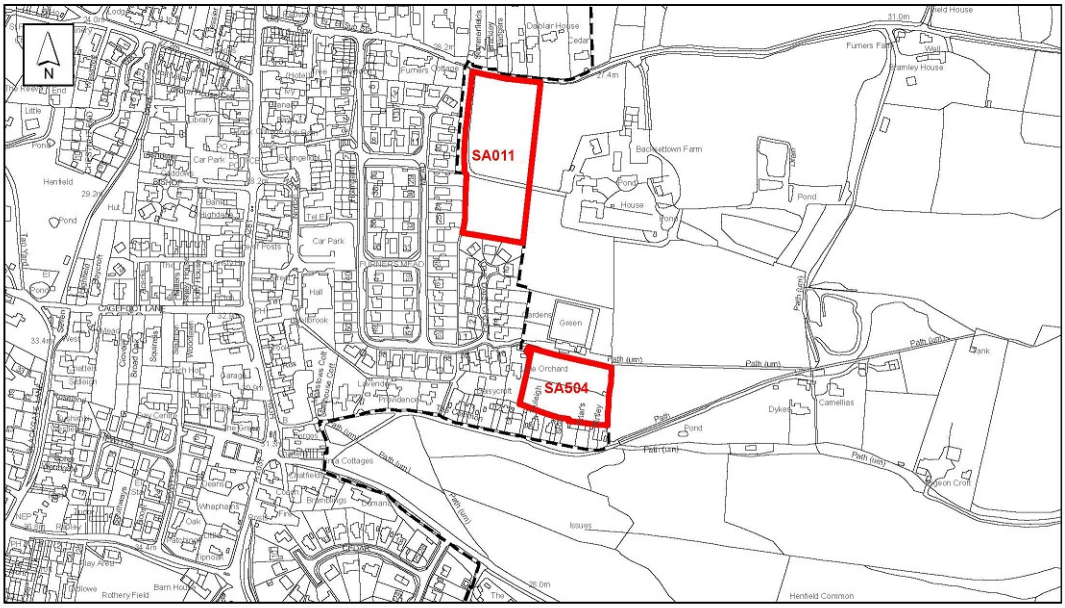
SA317 lies on the western edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The location is rural in character, but the site is relatively flat and development here could comprise a 'rounding off' of village form effectively 'mirroring' the recent Barratt development opposite. Existing boundaries, but in particular the western boundary, would need to be enhanced and strengthened to create a defensible boundary. There is a listed building located on the north east corner of the site and the setting would need to be respected and the potential for suitable mitigation would need to be demonstrated before any development could come forward at this location. It is envisaged any proposal should be landscape led given the highly sensitive location.

Overall Summary: Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 55

Site Name: Land West of Backsettown Farm	**SHELAA Ref number:** SA011

Site Map:



Parish: Henfield

Site Assessment Conclusion:

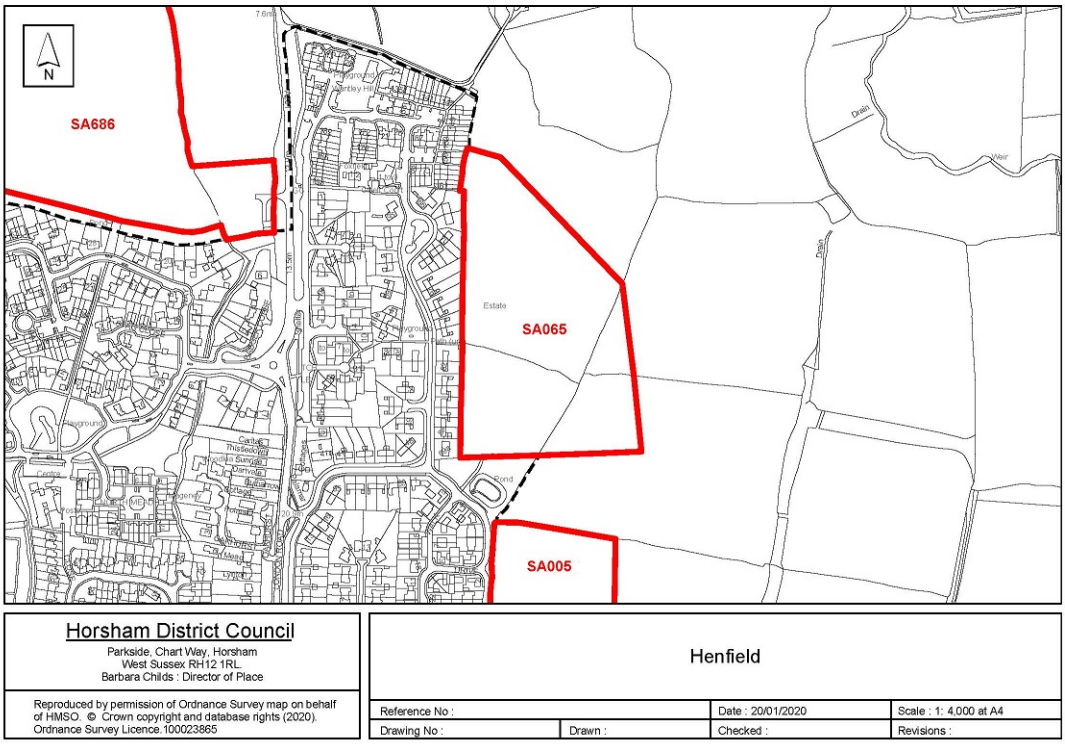
The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. There are two mature trees on the western boundary which are protected by Tree Preservation Orders. Backsettown Farmhouse is a Grade II listed building and the setting would need to be taken into account with a careful treatment of the eastern site boundary. Access along Furners Lane is narrow and access via an existing building adjoining the site may be necessary. The site has been identified as suitable for development in the Henfield Neighbourhood Plan.

Overall Summary: Neutral Impacts

Estimated Housing Numbers: 25

Site Name: Land at Wantley Hill	**SHELAA Ref number:** SA065

Site Map:



Parish: Henfield

Site Assessment Conclusion:

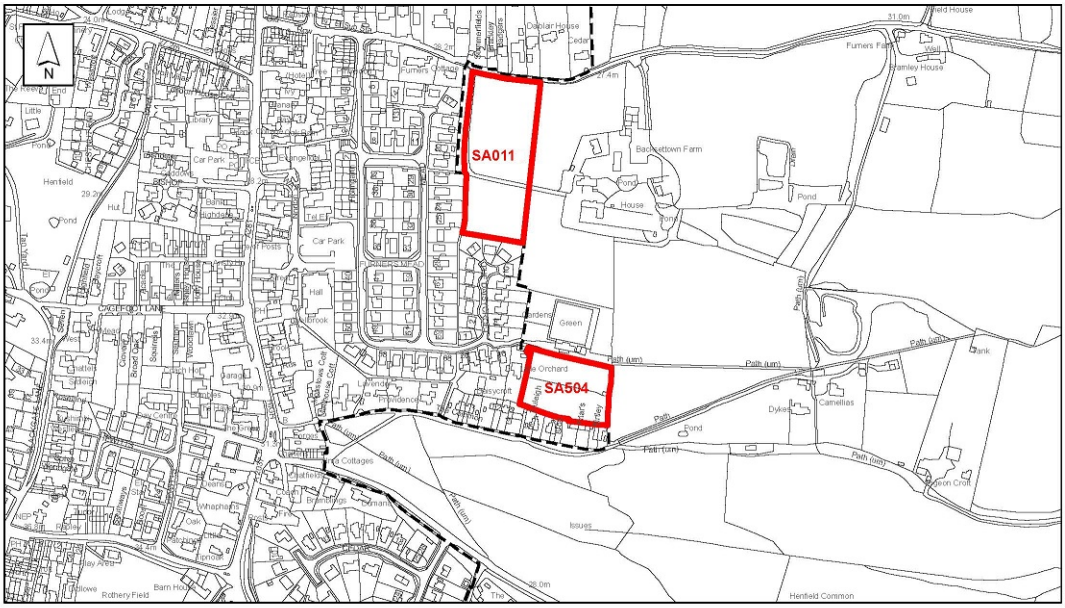
The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. Henfield is classified as a small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat and comprises grassland. The south eastern corner of the site has been identified as suitable for approximately 25 dwellings in the Henfield Neighbourhood Plan (Regulation 16) with the remainder allocated for sport and open space. It is therefore considered that there is potential for development in the south eastern corner for up to 40 dwellings subject to suitable access and appropriate regard to a number of other issues such as, biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 40

Site Name: Land South of Bowls Club, off Furners Mead	**SHELAA Ref number:** SA504

Site Map:



Parish: Henfield

Site Assessment Conclusion:

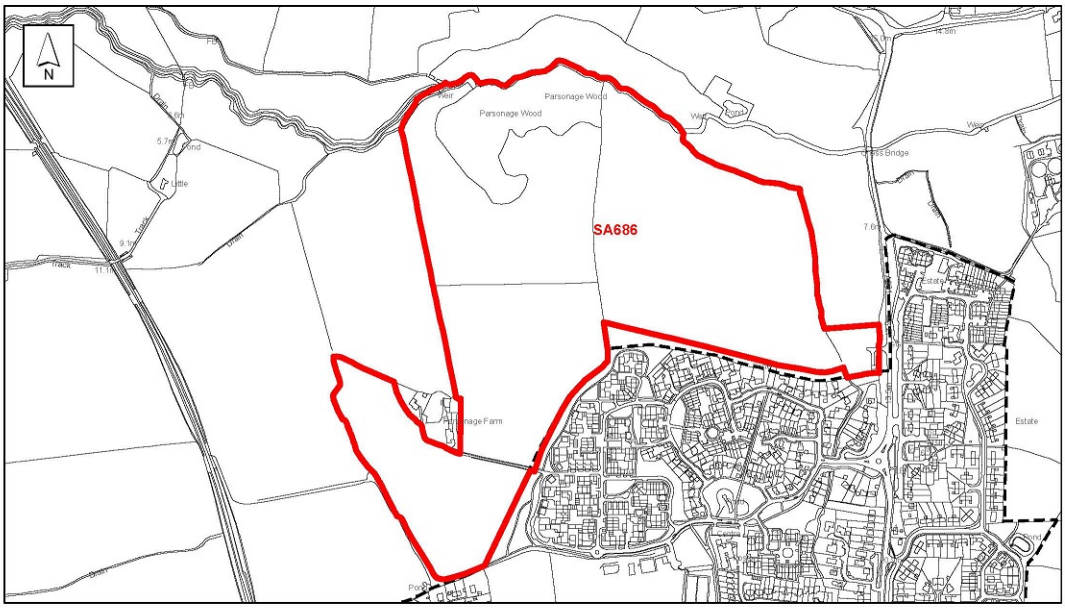
The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. The site is relatively flat, surrounded by residential uses to the south and west. Access to the site already exists. It includes two trees protected by Tree Preservation Orders and abuts Henfield Conservation Area and lies close to Grade II Listed Buildings, the setting of which would need to be considered and mitigated if necessary. The site has been identified as suitable for development in the Henfield Neighbourhood Plan.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 10

Site Name: Land at Parsonage Farm	**SHELAA Ref number:** SA686

Site Map:



Parish: Henfield

Site Assessment Conclusion:

The site currently comprises agricultural land extending north and eastwards from the existing settlement boundary. The site abuts the Built-Up Area Boundary (BUAB) of Henfield and lies on the eastern edge of Henfield Village. The settlement is classified as small town / larger village and has a wide range of services and facilities close to the site including shops, and a primary school. Development would therefore have impacts on the existing landscape and settlement form which would require careful mitigation through design and layout of any scheme. The site is relatively close to the primary school and leisure centre although the village centre is further to the south. Henfield has a good range of services and facilities. Land on the northern boundary is at risk of flooding (Flood Zones 2 and 3) but is not proposed as built development. Overall, it is considered that this site has some potential for development subject to adverse impacts being successfully mitigated. The site has been identified as suitable for development in the Henfield Neighbourhood Plan

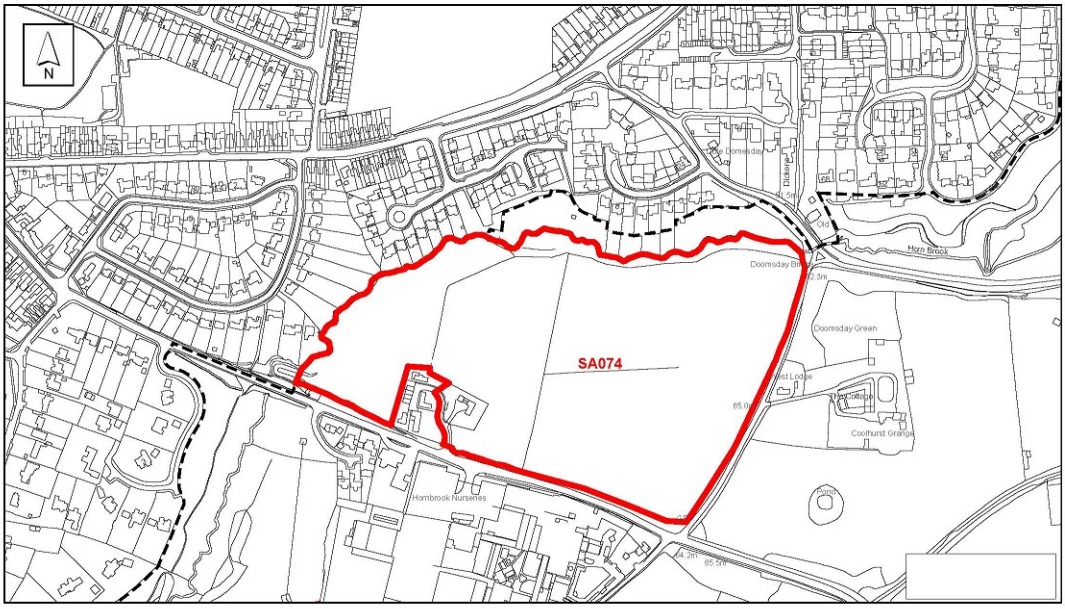
Overall Summary: Unfavourable Impacts –potential for mitigation

Estimated Housing Numbers: 100

Horsham Town (Forest Ward)

Site Name: Land at Hornbrook Farm	**SHELAA Ref number:** SA074

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Horsham Forest			
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	Drawing No :	Drawn :	Checked :	Revisions :

Parish: Horsham Forest

Site Assessment Conclusion:

The land adjoins the settlement boundary of Horsham, the main settlement in the District, which has a large range of employment opportunities, services and facilities including a number of schools and railway stations. The area has a good bus services to Horsham and to Henfield, Brighton and Crawley. It is not considered that all the site is developable but it is considered that there are no apparent overriding environmental constraints to development subject to suitable mitigation. The site boundary adjoins the Horn Brook on the northern and western site boundaries and is associated with an area of flood risk (Flood Zones 2 and 3). There is a mature tree line which currently provides a boundary to the town, and this would need to be considered very carefully and any development would need to be sensitively designed. Consideration and potential mitigation would also need to be given to preserving the setting of the High Weald Area of Outstanding Natural Beauty (AONB) which lies to the east of the site. Further consideration would be required to protect the setting of the Grade II listed Hillier Cottage and Falcon Lodge which lies approximately 15m to the south of the site. Appropriate regard would need to be given to a number of issues such as Sustainable Drainage Systems (SuDS), climate change adaption, energy efficiency, and affordable housing. It is considered that the site could provide up to 100 dwellings. The site is understood to be in single ownership.

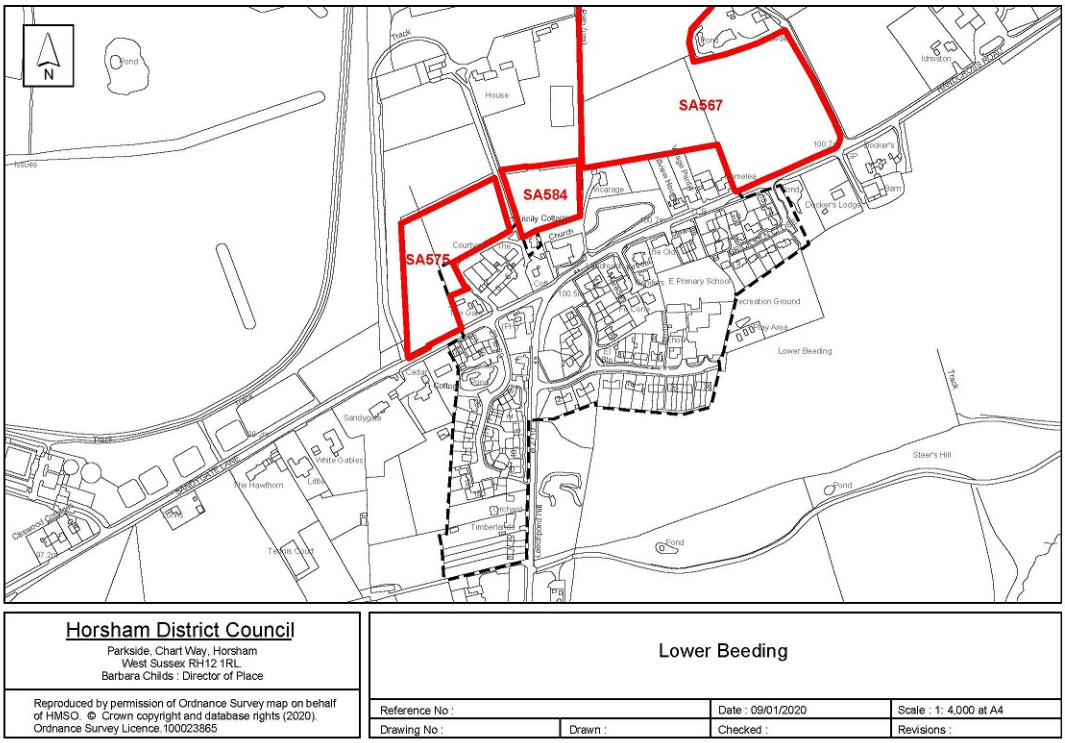
Overall Summary: Neutral Impact

Estimated Housing Numbers: 100

Lower Beeding

Site Name: Land south of Church Farm House	**SHELAA Ref number:** SA584

Site Map:



Parish: Lower Beeding

Site Assessment Conclusion:

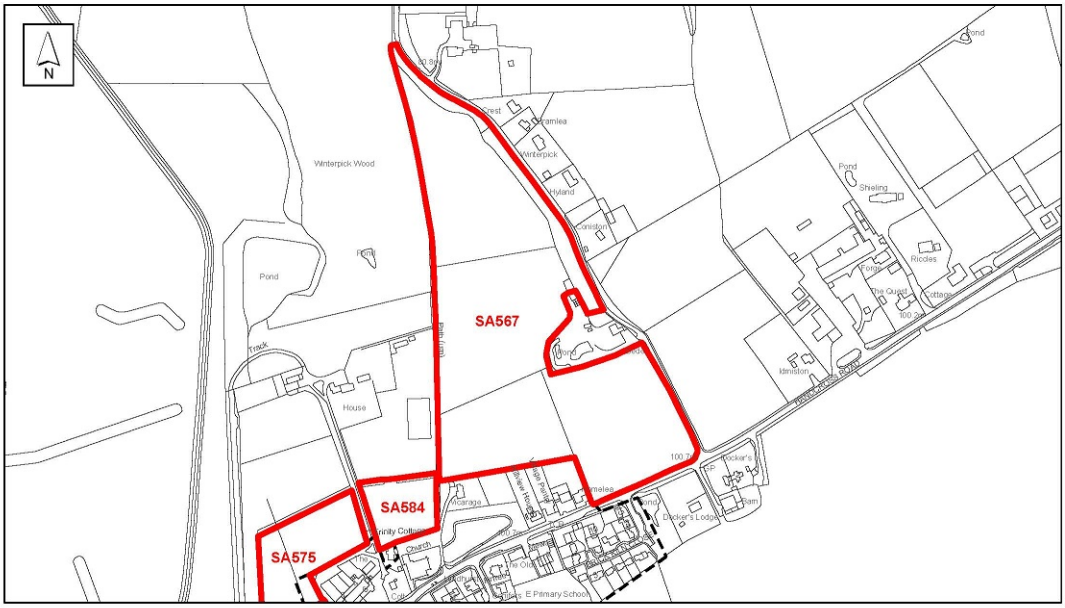
The site lies within easy walking distance of Lower Beeding, which is classified as a small village. Lower Beeding does have limited services, with no retail facilities, however it is approximately 4.2miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including Sustainable Drainage Systems (SuDS) should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site is in single ownership. The site has been identified has having potential for development by the Parish Council as part of the preparation of the Lower Beeding Neighbourhood Plan.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 6

Site Name: Land at Glayde Farm, West of Church Lane	**SHELAA Ref number:** SA567

Site Map:



Parish: Lower Beeding

Site Assessment Conclusion:

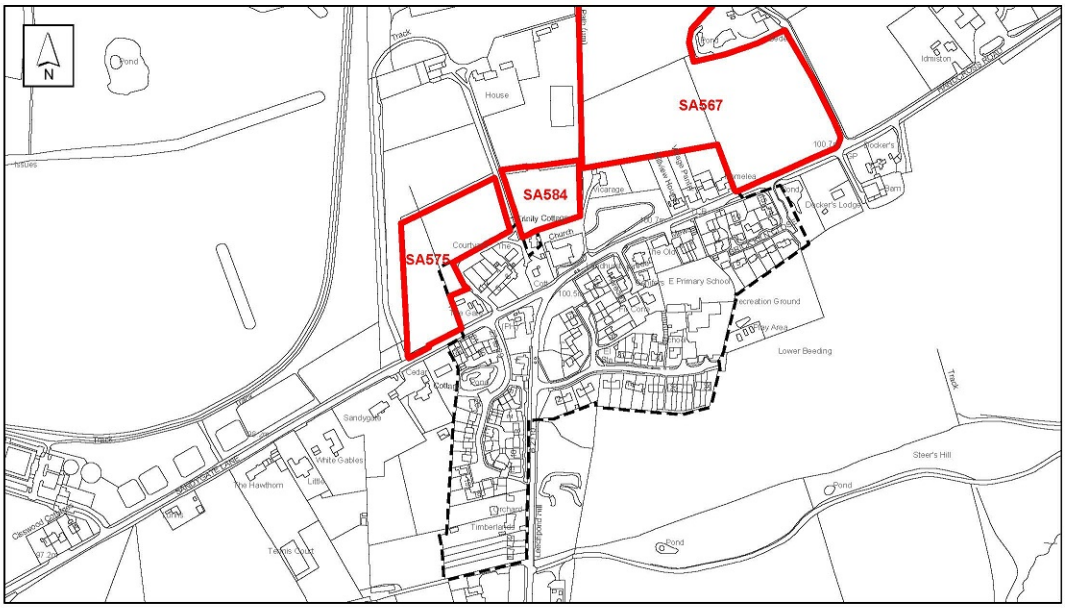
The site adjoins the built up area boundary of Lower Beeding, which is classified as a small village. Lower Beeding does have limited services, with no retail facilities, however it is approximately 4.2miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Holy Trinity Church, biodiversity, Sustainable Drainage Systems (SuDS), climate change adaptation and mitigation, affordable housing, capacity of nearby schools and healthcare facilities and improved transport links. The south western corner of the site is being considered as part of the Lower Beeding Neighbourhood Plan and this would support the allocation of the remainder of the site. The site is understood to be in single ownership.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 30

Site Name: Land North of Sandygate Lane	**SHELAA Ref number:** SA575

Site Map:



Parish: Lower Beeding

Site Assessment Conclusion:

There are no specific environmental designations on the site which is within easy walking distance of Lower Beeding. The village has limited services, with no retail facilities, however it is approximately 4.2miles from the village to Horsham town centre (around 10 minutes by car or 30 minutes by bus) and good access from the site to the A281, A272 and A23. Appropriate regard would have to be given to the proximity of the site to the Grade II listed church and pub and development must be sensitive to the impact on these heritage assets, however development in proximity to these is, in principle, acceptable. Climate change adaptation and mitigation, including Sustainable Drainage Systems (SuDS) should also be addressed where possible, as well as layout, design and landscaping which responds to the landscape character sensitivity of the wider area. The site is thought to be in multiple ownership. The site has been identified by the Parish Council as part of their Neighbourhood Plan preparation.

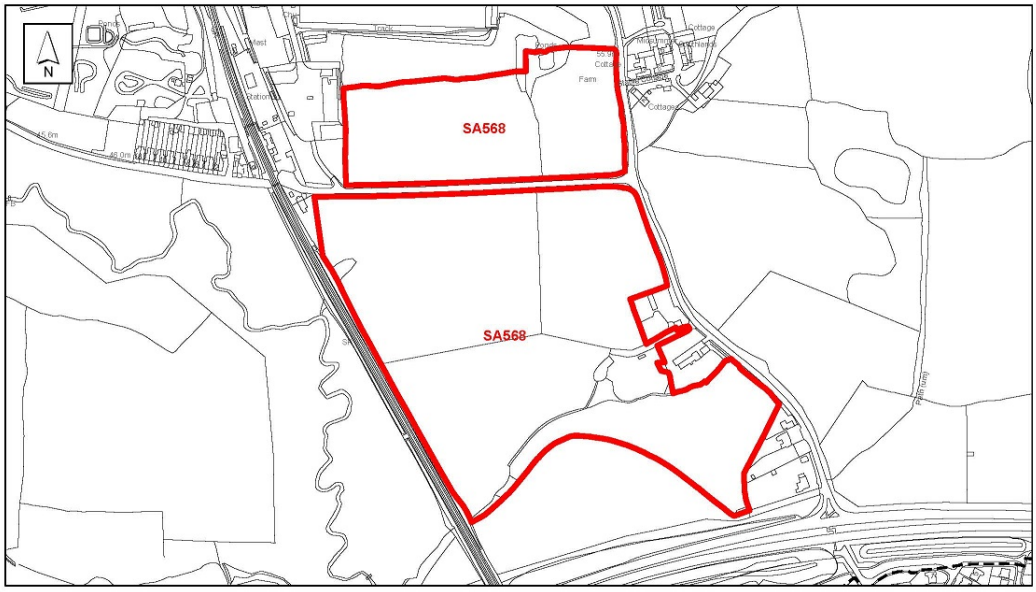
Overall Summary: Neutral Impact

Estimated Housing Numbers: 20

North Horsham

Site Name: Land Around Mercer Road, Warnham Station	**SHELAA Ref number:** SA568

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	North Horsham		
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Parish: North Horsham

Site Assessment Conclusion:

It is understood that the site is in multiple ownership (two owners). Warnham Railway Station lies to the immediate north west of the site. The A264 lies adjacent to the southern boundary of the site and forms part of the District's major road network, providing access to much larger settlements such as Horsham, where a large range of service and facilities and employment and leisure opportunities exist. Pedestrian and cycle access is currently relatively poor but pedestrian and cycle connectivity could be improved with pedestrian footways along Mercer Road and Langhurst Wood Road and proposed crossing improvements at the A264 creating better accessibility to Horsham. There are currently no bus stops within the local area, although it may be possible to explore providing these with the local bus operator(s), particularly given the potential size of this scheme and the adjacent North Horsham strategic allocation (it is likely that bus services in this area will be strengthened as a result of this strategic allocation). Although the site does not currently lie within easy walking distance of services and facilities, the site's proximity to the adjacent North Horsham strategic allocation will mean that suitable services and facilities will be delivered as part of the development proposals for this strategic allocation. These services and facilities will therefore also benefit any housing that may come forward on this site. Appropriate regard would need to be given to a number of issues such as biodiversity impacts and opportunities for biodiversity gain, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency and the impact on nearby schools and health facilities, neither of which are being delivered as part of the proposals.

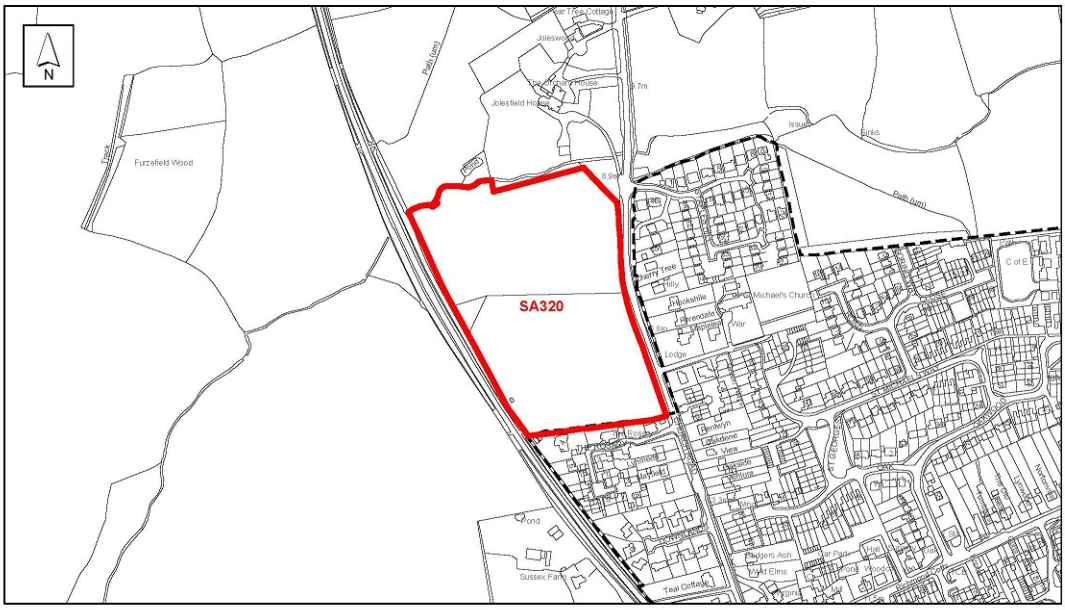
Overall Summary: Neutral Impact

Estimated Housing Numbers: 350

Partridge Green (West Grinstead Parish)

Site Name: Land West of Church Road Partridge Green	**SHELAA Ref number:** SA320

Site Map:



Parish: West Grinstead

Site Assessment Conclusion:

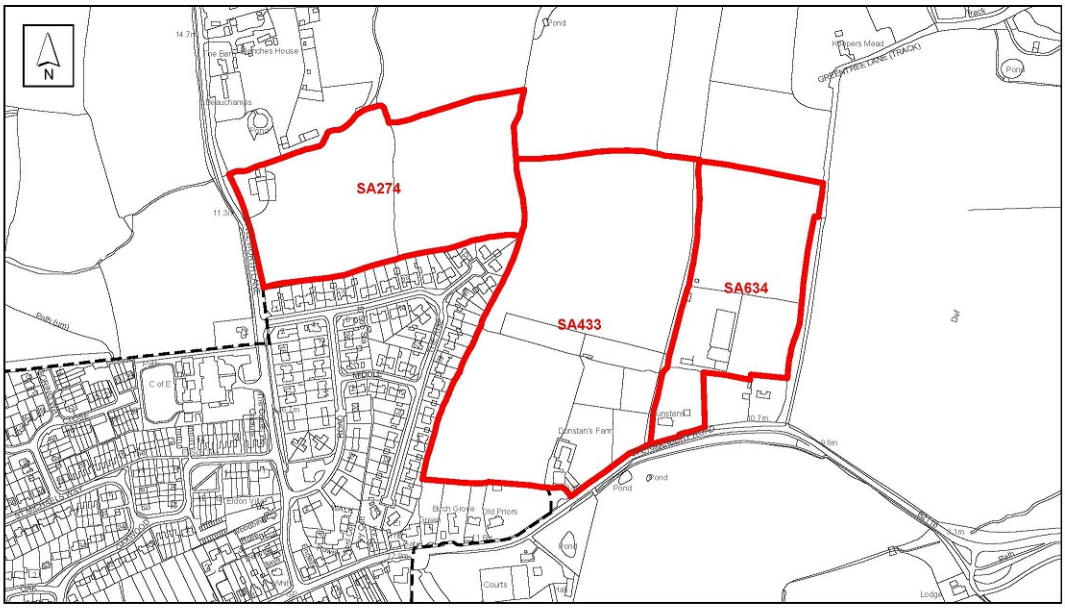
The site lies in easy walking distance to the local facilities and shops in Partridge Green, which has been classified as a larger village as part of the Local Plan review process. It has a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. The Downs Link also offers an off road route for pedestrians, cyclists and horse riders to the south and north. A High Pressure Gas pipeline runs adjacent to the western boundary of the site and the site is therefore affected by the 150m buffer zone. However, development of the site to the south has come forward in the past, suggesting that development can come forward in this location and the presence of the pipeline does not cause an insurmountable constraint. Appropriate regard would also need to be given to a number of other issues such as the protection of trees and the trees on-site which are already protected by Tree Preservation Orders and the capacity of the nearby school and health facility.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 70

Site Name: Land north of the Rise	**SHELAA Ref number:** SA274

Site Map:



Parish: West Grinstead

Site Assessment Conclusion:

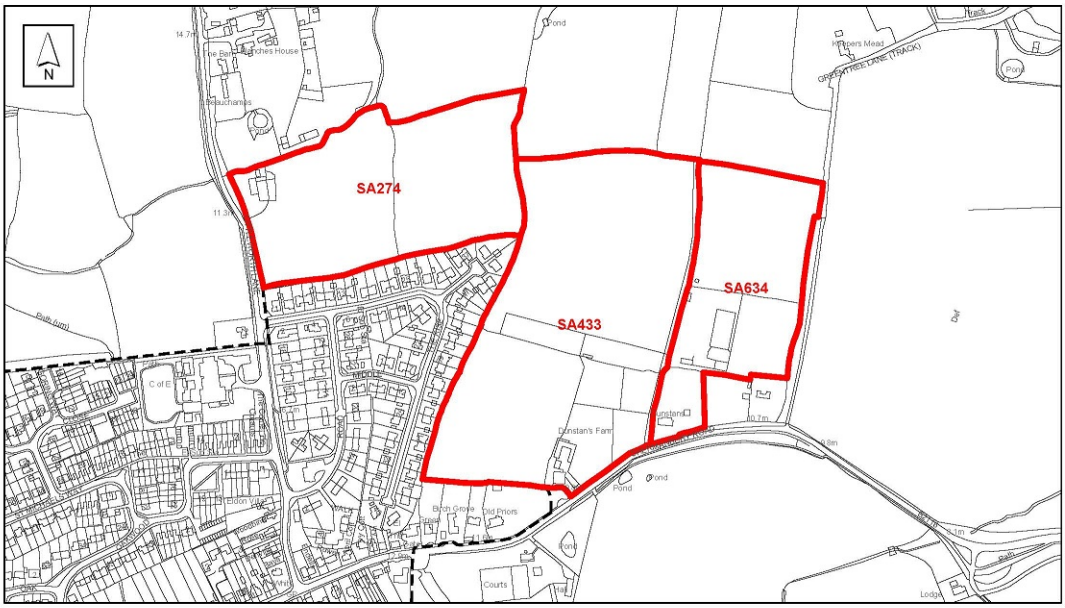
This site is considered to have potential for housing development. Although it is noted that the West Grinstead Neighbourhood Plan (Regulation 14 Pre-Submission, July 2019) proposes to designate the western section of the site as a Local Gap to help prevent the coalescence of Partridge Green with Littleworth. The site adjoins the settlement boundary of Partridge Green which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. There are no apparent overriding environmental constraints to development although the impact on landscape, settlement coalescence, the three Grade II Listed Buildings (Beauchamps, The Barn at Beauchamps and Blanches) to the north of the western section, capacity of the nearby school and health facility, and improved transport links will need to be considered further

Overall Summary: Neutral Impact

Estimated Housing Numbers: 55

Site Name: Land at Dunstans Farm	**SHELAA Ref number:** SA433

Site Map:



Parish: West Grinstead

Site Assessment Conclusion:

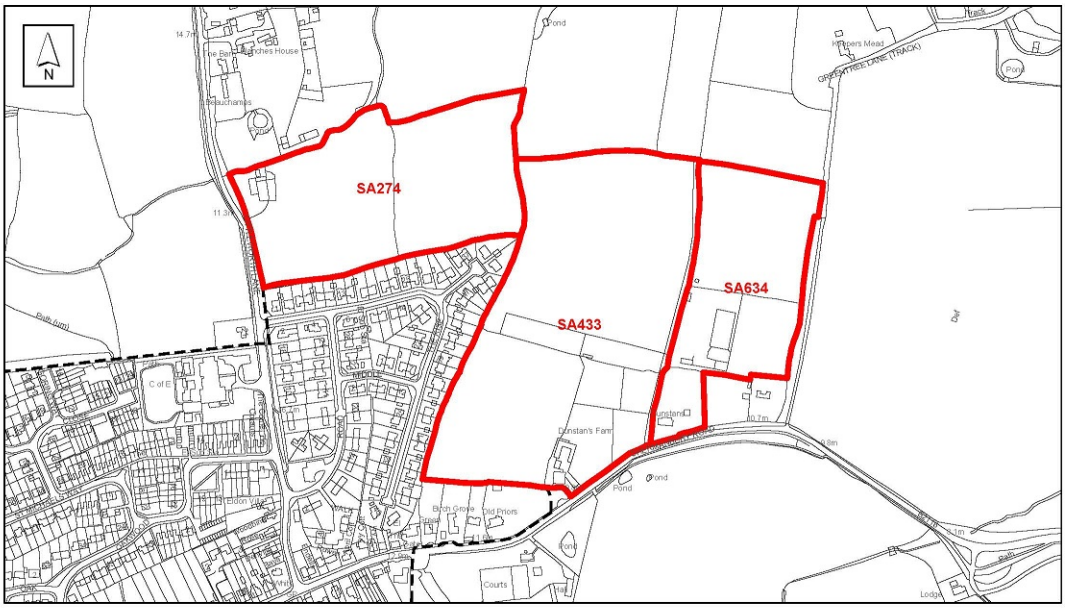
There are no apparent overriding constraints to development and the site adjoins the settlement boundary of Partridge Green which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. A Public Right of Way lies beside the eastern boundary of the site. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Buildings (Old Priors and Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 90

Site Name: Land at Dunstans	**SHELAA Ref number:** SA634

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Partridge Green

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Drawing No :	Drawn :	Checked :	Revisions :

Parish: West Grinstead

Site Assessment Conclusion:

The site lies within the countryside near to but not adjoining the Built up Area Boundary (BUAB) of Partridge Green, which has been classified as a larger village as part of the Local Plan review process, with a good level of services and facilities including shops and a primary school. The area has a reasonable bus service linking the village to Horsham and Brighton via Cowfold and Henfield. By itself the development of this site would not be suitable as it would lead to isolated development away from the existing settlement boundary. However, there may be potential for a more comprehensive development with SA433. Appropriate regard would need to be given to a number of issues such as the impact on the nearby Grade II Listed Building (Keepers Mead), biodiversity, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved sustainable transport links.

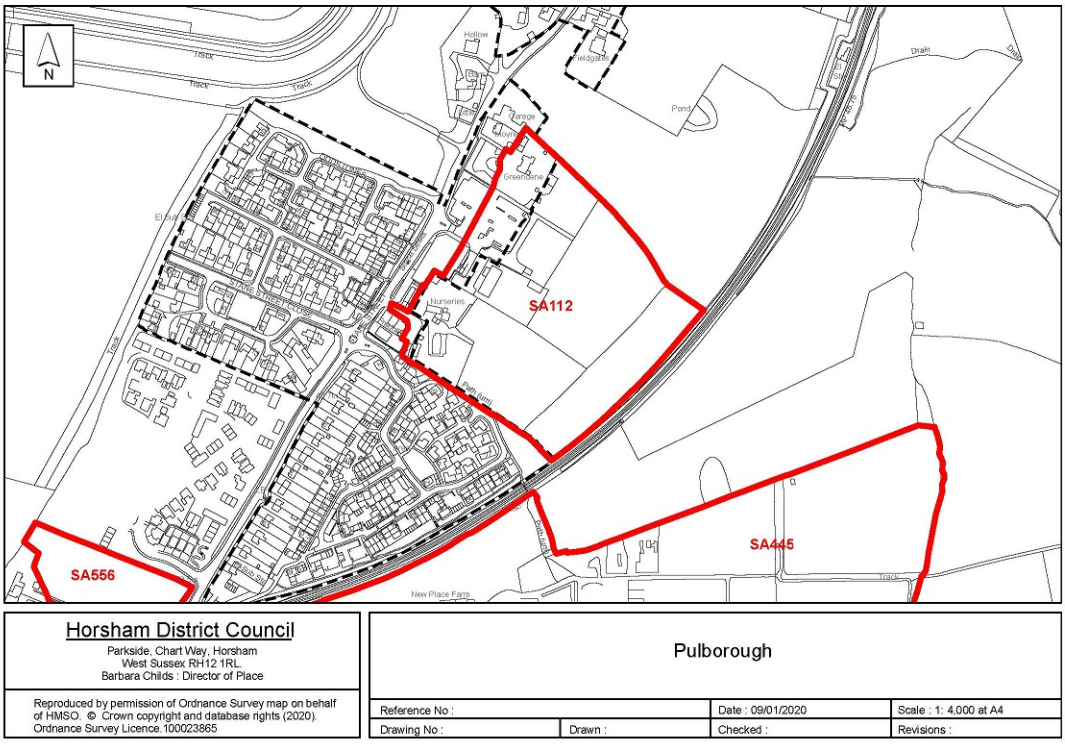
Overall Summary: Unfavourable Impact (with potential for mitigation)

Estimated Housing Numbers: 110 with SA433.

Pulborough

Site Name: Land at Greendene	**SHELAA Ref number:** SA112

Site Map:



Parish: Pulborough

Site Assessment Conclusion:

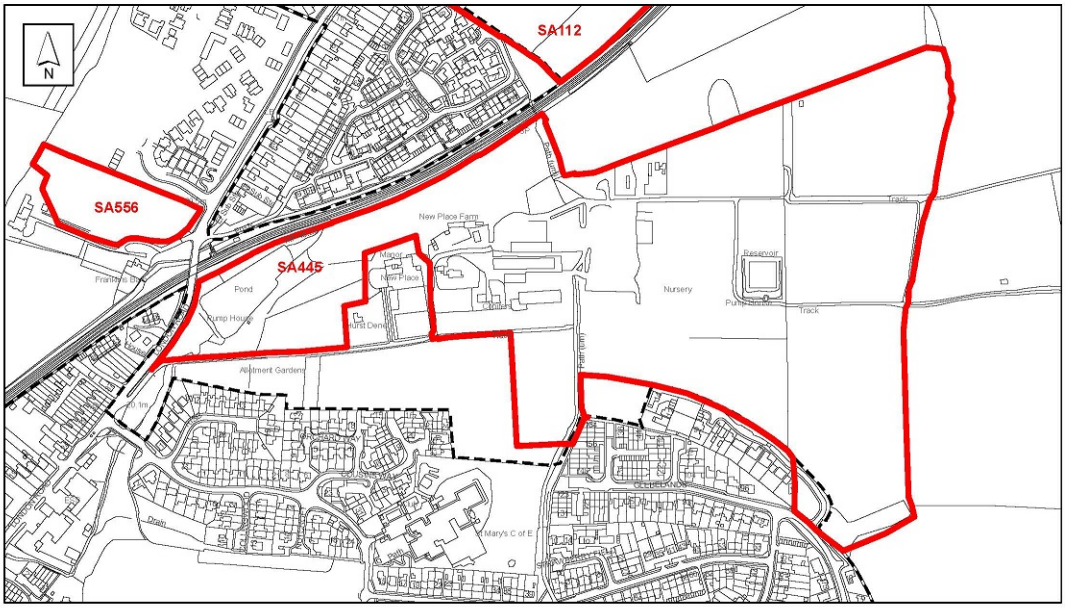
This is a 5 hectare site located on the northern settlement boundary of Codmore Hill. Together with Pulborough to the south the settlements are classified as a small town/larger village. They have a good range of services and facilities including primary schools, shops, village hall and a railway station. Although there are landscape sensitivities, were this site to be allocated for development it is considered that there are opportunities to improve the urban edge which is currently heavily compromised by Sainsbury's car park. To mitigate any landscape impacts a significant part of the proposed site would need to remain undeveloped and instead be used to enhance biodiversity and soften the urban edge. It is unknown whether single or multiple ownership which has the potential to impact on delivery rates.

Overall Summary: Neutral impact

Estimated Housing Numbers: 30

Site Name: Land adj Drovers Lane (New Place Farm)	**SHELAA Ref number:** SA445

Site Map:



Parish: Pulborough

Site Assessment Conclusion:

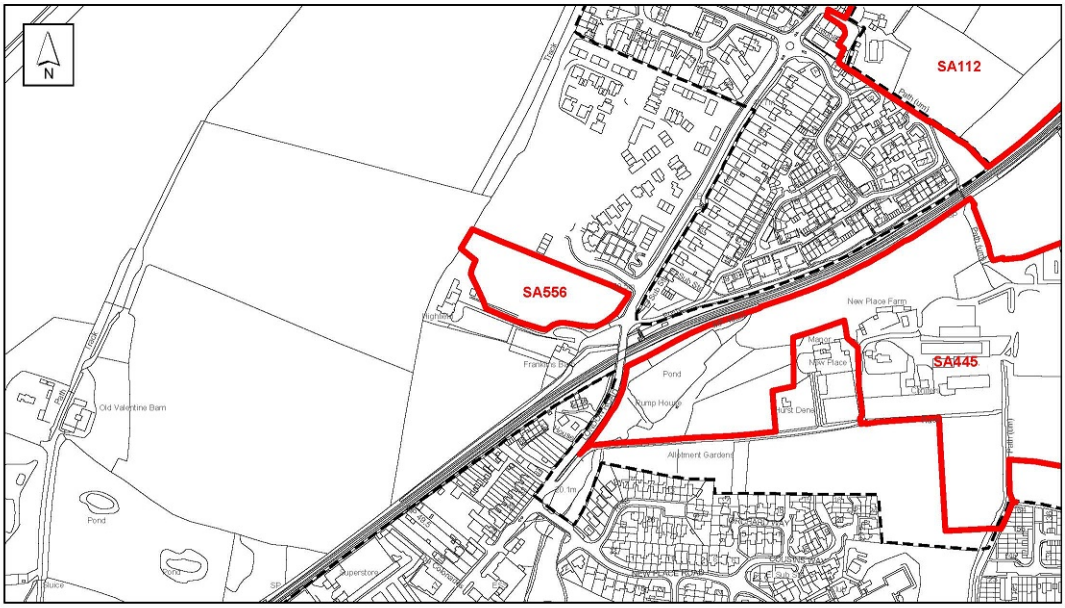
The site is located on the northern settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. The site is currently being promoted as one large site totalling 19 hectares. This includes area to the north that would be retained as greenfield in the form of a 'country park'. The site is thought to be in multiple ownership (at least 2 landowners). The southern part of the site and part of the northern section of the site are considered to have overriding environmental constraints to development particularly in terms of landscape impact. In addition, access to the site would need to be resolved. The site is reasonably well connected to village facilities and, subject to appropriate mitigation, development on the eastern portion of the site is likely to be acceptable in landscape terms. The topography of the northern area, and landscape sensitivity evident on the ground, means that any development should be limited to areas south of the public right of way that cuts across the submitted site in an east-west direction.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 120

Site Name: Land at Highfields, Codmore Hill	**SHELAA Ref number:** SA556

Site Map:



Parish: Pulborough

Site Assessment Conclusion:

The site adjoins the settlement boundary of Pulborough. Together with Codmore Hill, the settlement is classified as a larger village and has a good range of services and facilities including primary schools, shops, village hall and a railway station. This site is single ownership and directly adjoins land which is currently being brought forward for development. The site therefore has a relationship with the built form of Pulborough. There are however a number of trees on site and an assessment of whether trees on site are worthy of protection and further understanding of the impact on the wider landscape would be necessary.

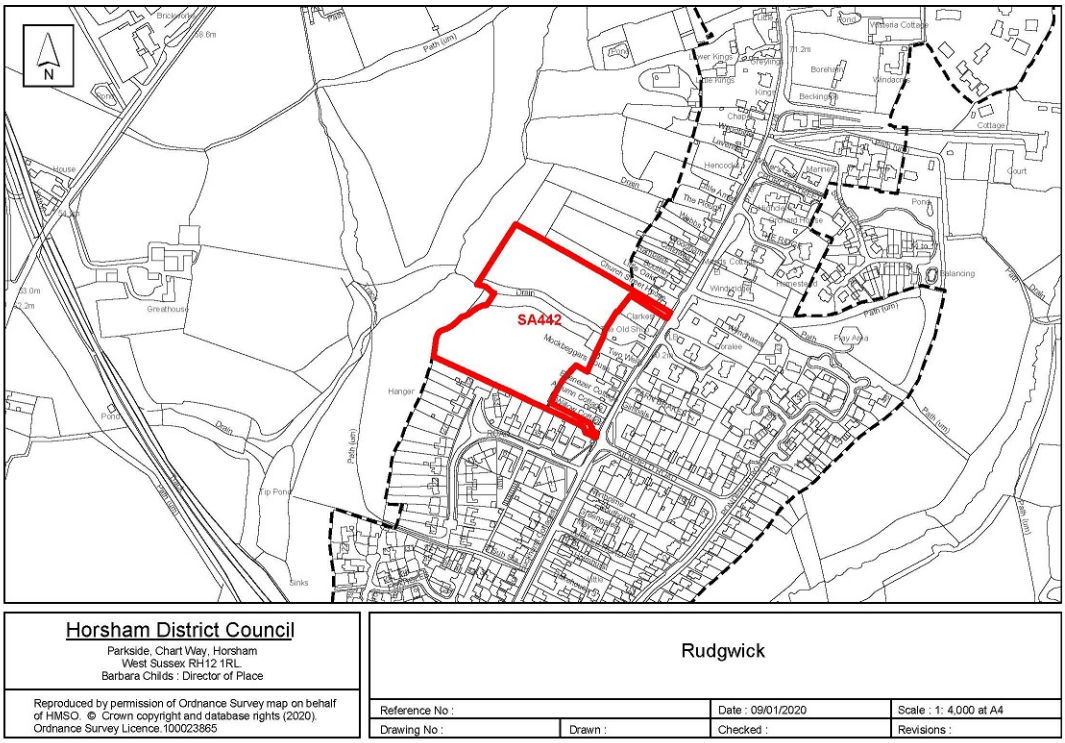
Overall Summary : Neutral Impact

Estimated Housing Numbers: 25

Rudgwick

Site Name: Land to the West of Church Street	**SHELAA Ref number:** SA442

Site Map:



Parish: Rudgwick

Site Assessment Conclusion:

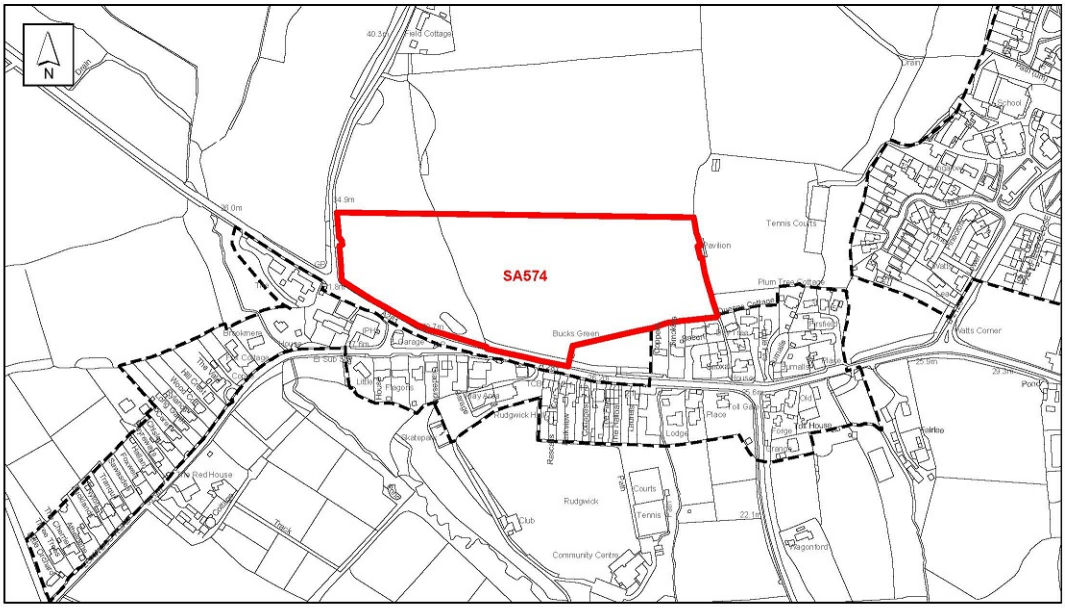
This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in multiple ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Buildings (Willow Cottage, Autumn Cottage, Ebenezer Cottage, Horseshoe Cottage and Two Wells), biodiversity including adjoining Ancient Woodland (Greathouse Hanger) and 15m buffer, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links.

Overall Summary : Neutral Impact

Estimated Housing Numbers: 30

Site Name: Land North of Guildford Road, Bucks Green	**SHELAA Ref number:** SA574

Site Map:



Parish: Rudgwick

Site Assessment Conclusion:

This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in single ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Building (The Fox Inn), biodiversity including adjoining Traditional Orchard, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links. The site is large in comparison with existing built development in this location. Development in this location has the potential to impact landscape and settlement character. It would therefore be necessary to consider the form and layout of any development to reflect its surroundings and a lower density than proposed by the promoters is likely to be appropriate.

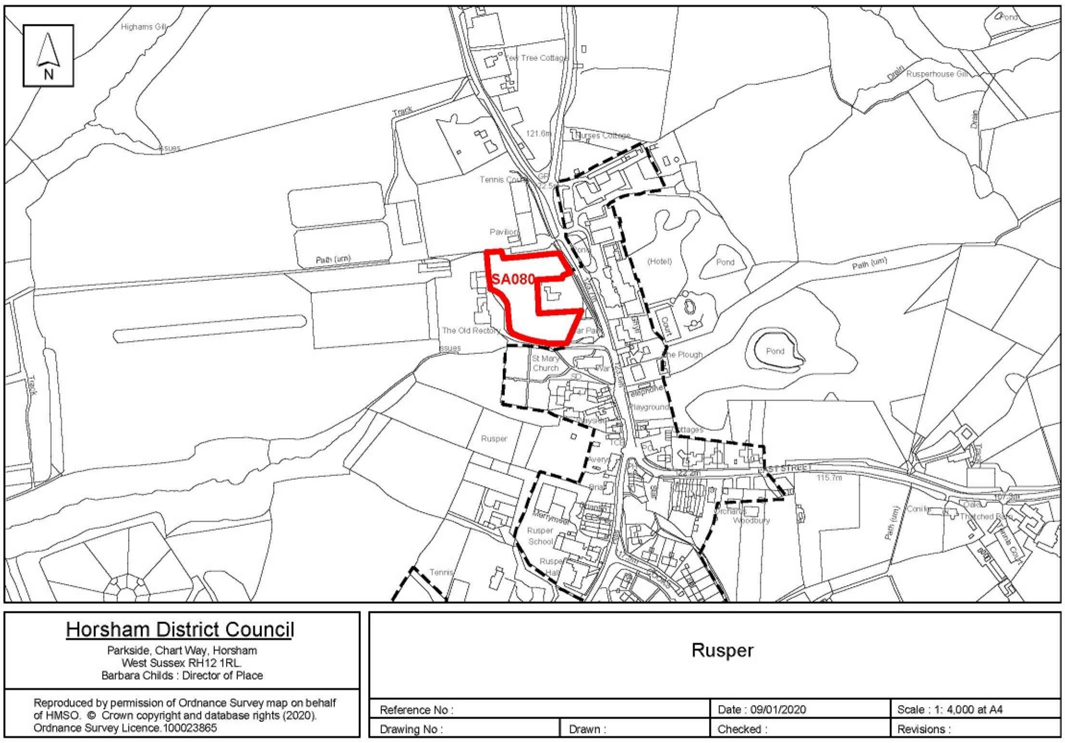
Overall Summary : Negative Impact (Potential for mitigation)

Estimated Housing Numbers: 120

Rusper

Site Name: Rusper Glebe	**SHELAA Ref number:** SA080

Site Map:



Parish: Rusper

Site Assessment Conclusion:

The site adjoins the Built-Up Area Boundary (BUAB) of Rusper to the west. The village has a limited range of services and facilities, although these are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays. The roads around the village are very rural although these local roads do provide access to the A264 which forms part of the district's major road network.

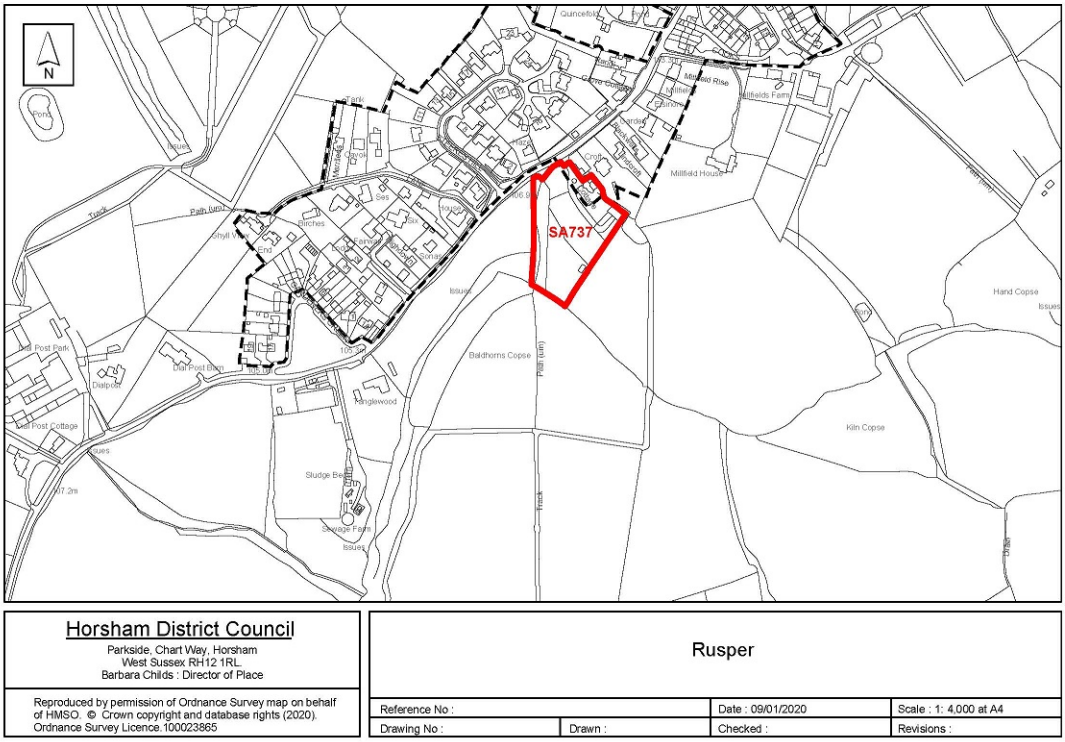
There are no significant constraints to development, although the impact of any development on the Rusper Conservation Area, the setting of the nearby Grade I (Parish Church of St Mary Magdalene), the Grade II listed Ghyll Manor Cottage and The Plough Inn and the non-designated heritage asset, The Old Rectory, would require consideration.

Overall Summary : Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 12

Site Name: Pucks Croft Cottage and Land South, Rusper	**SHELAA Ref number:** SA737

Site Map:



Parish: Rusper

Site Assessment Conclusion:

The site is located to the south east of the Built-Up Area Boundary (BUAB) of Rusper which is classified as a "Smaller Village". The village has a limited selection of services and facilities which are considered to be within a reasonable walking distance of the site (<500m). These services and facilities include a primary school, public house, convenience store with Post Office, village hall, church and a bi-weekly mobile library service. Sports facilities include a tennis court, football pitch and games courts. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays. The roads around the village are very rural although these local roads do provide access to the A264 which forms part of the district's major road network.

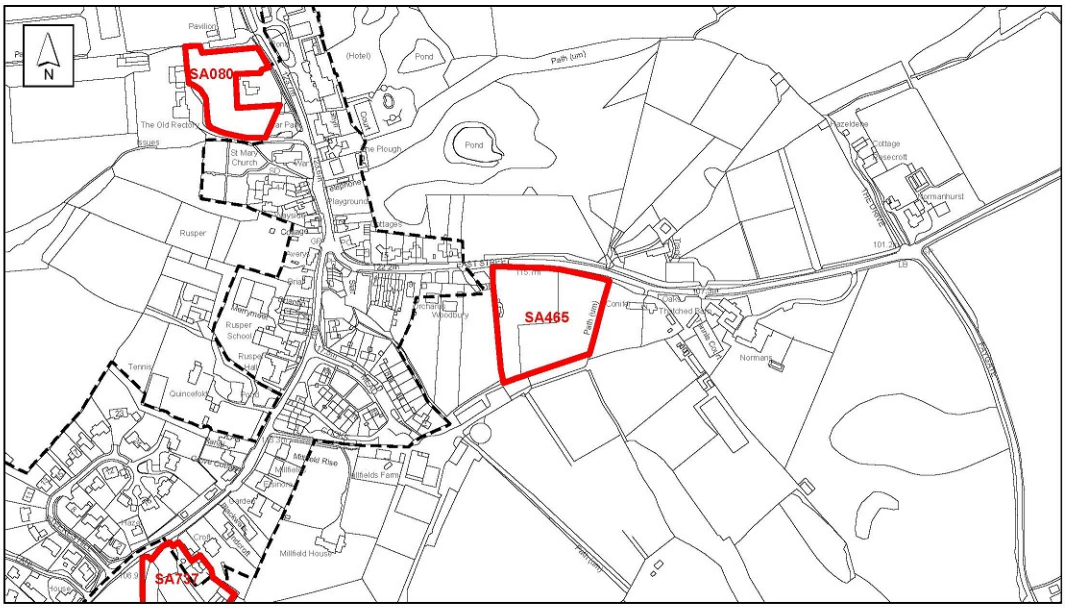
As part of the Landscape Capacity Assessment Reports (2014) the area has been assessed as having low-moderate capacity for development. Tall trees flank the western and southern boundaries. Along the eastern boundary is Pucks Croft Cottage and associated outbuildings. The site itself is relatively unkempt and overgrown. With a suitable landscape-led approach, the appearance of the site could be improved from public vantage points along Horsham Road and from the public right of way which traverses the western boundary.

Overall Summary : Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 10

Site Name: Land at East Street	**SHELAA Ref number:** SA465

Site Map:



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	Rusper			
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	Drawing No :	Drawn :	Checked :	Revisions :

Parish: Rusper

Site Assessment Conclusion:

The site is located to the east of Rusper. The site is relatively flat and there are no specific environmental designations on the site. It does not adjoin the current Built-Up Area Boundary (BUAB), although it adjoins the settlement edge via SA583. Rusper is a "Small Village" according to the settlement hierarchy of the Horsham District Planning Framework. "Smaller Villages" have limited services, facilities and social networks and are reliant on larger settlements to access most of their requirements.

The site is in easy walking distance of the local facilities which include a primary school, public house, convenience store with Post Office and village hall. There is a limited bus service providing some connectivity to Horsham town centre and the large supermarket in Broadbridge Heath but this service only operates on Mondays and Thursdays.

The site is relatively unconstrained and does not lie within or near a protected landscape. It is considered that the site could come forward in conjunction with SA583 which has planning permission for 6 units and was granted under DC/14/1936. It is understood that development of this site is underway and the planning permission has been implemented. This site is understood to be in the same ownership as SA583.

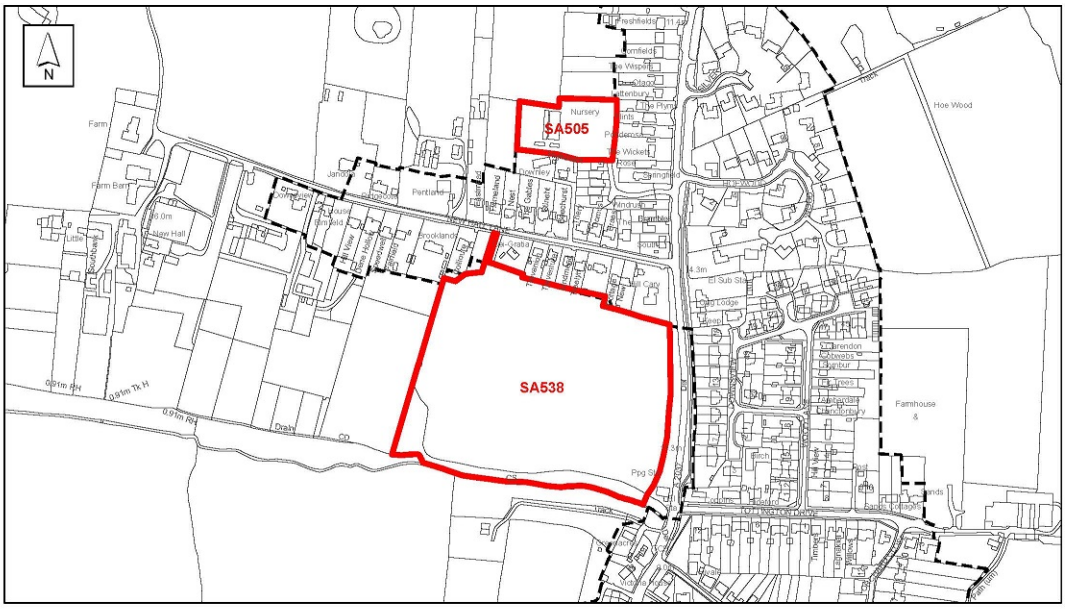
Overall Summary : Unfavourable Impacts (with potential for mitigation)

Estimated Housing Numbers: 12

Small Dole (Henfield Parish)

Site Name: Highdown Nursery	**SHELAA Ref number:** SA505

Site Map:



Parish: Henfield

Site Assessment Conclusion:

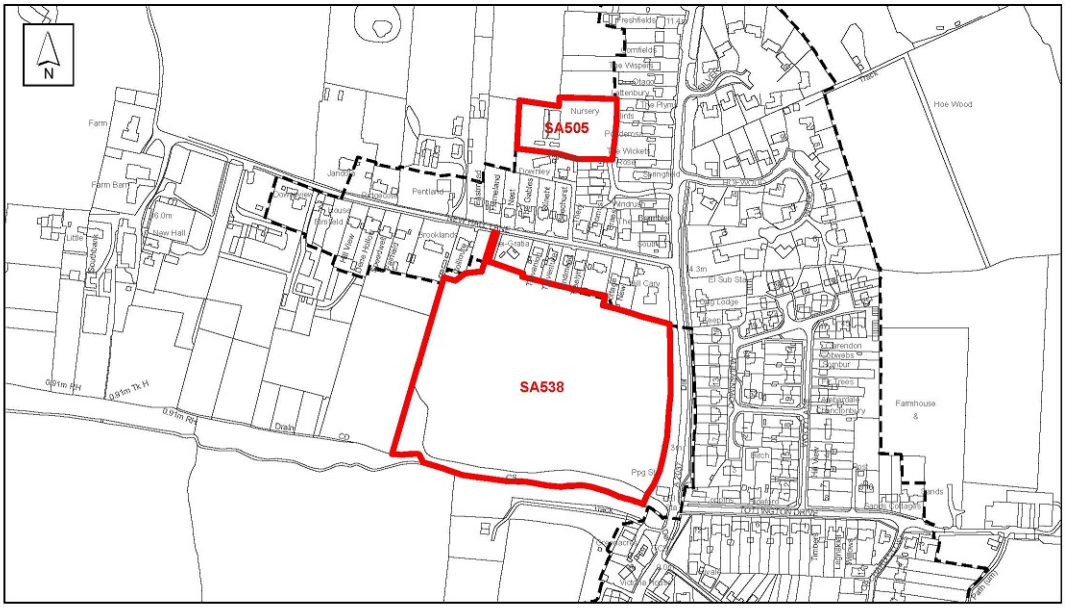
The site is located on the boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is currently a commercial operation (horticultural nursery) viability evidence and a period of marketing may be required in order to demonstrate the use of this land is no longer viable. New Hall Farm lane is a private lane (Public Right of Way) located to the south and could provide access into the site. The landowner has indicated they have rights of access across the 'Beeches' providing access directly onto A2037. Any proposal must have due regard to the amenity value of adjacent properties especially to the east and south. A number of trees can be found on the northern and western boundary of the site.

Overall Summary : Neutral Impact

Estimated Housing Numbers: 40

Site Name: Land West of Shoreham Road, Small Dole	**SHELAA Ref number:** SA538

Site Map:



Parish: Henfield

Site Assessment Conclusion:

The site is located on the eastern boundary of Small Dole which is classified as a smaller village. It has some local amenities including a local shop, village hall and sports pitches. There are also some bus services connecting the site to Henfield in particular. However it is likely there will be some reliance on the car to reach day to day services. The site is greenfield and slopes gently north to south. The landscape capacity study indicates a moderate capacity for development in this location and development. Any development on this site should seek to retain the mature tree belts and it is considered any development should be restricted to eastern end of the site with a significant proportion of the site (western end) given to open space and recreation use. Access could be delivered from the A2037. It is noted an electricity substation is located on the south east corner of the site and appropriate mitigation would be necessary. Given the topography of the site Sustainable Drainage Systems (SUDS) may be appropriate along the southern boundary and presents an opportunity to have a net increase in biodiversity. It should be noted a medium gas pipeline runs along the eastern boundary. Appropriate mitigation would be required.

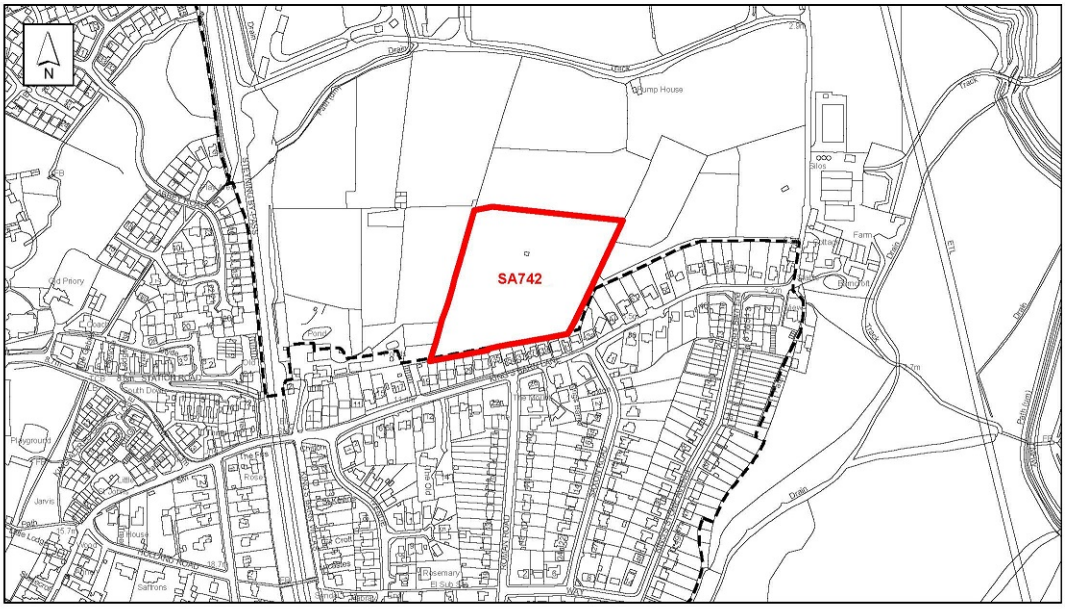
Overall Summary : Neutral Impact

Estimated Housing Numbers: 40

Steyning

Site Name: Land at Glebe Farm, Steyning	**SHELAA Ref number:** SA742

Site Map:



Parish: Steyning

Site Assessment Conclusion:

The site is located on the northern boundary of Steyning, on the eastern side of the village. The settlement is classified as a larger village and has a good range of services and facilities including a range of shops, primary and secondary school and a leisure centre. The site has reasonable bus services to the south coast and Brighton, and also to Storrington and Henfield. The topography and landscape is undulating with views across the site restricted from public vantage points. The site becomes more rural to the north, but overall there is considered to be moderate landscape capacity for development. It is not considered the entire site proposed by the site promoter is suitable for development due to the undulating nature and proximity to the South Downs National Park. It is considered a more modest development along the southern boundary is more appropriate especially within the context of the settlement edge and rural location. This is subject to a suitable access via Kings Barn Lane through the demolition of an existing residential property along the residential street.

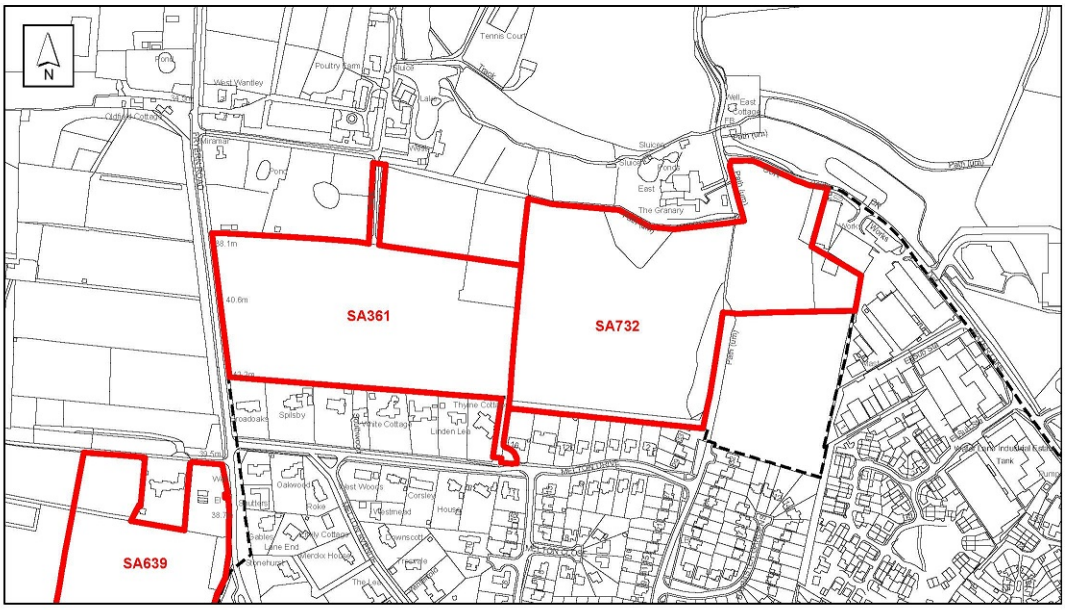
Overall Summary: Neutral Impact

Estimated Housing Numbers: 50

Storrington and Sullington

Site Name: Land to the north of Melton Drive	**SHELAA Ref number:** SA361

Site Map:



Parish: Storrington and Sullington

Site Assessment Conclusion:

Land to the north of Melton Drive (SA361) comprises approximately 4.7 hectares to the north of Storrington village adjacent to the built up area but outside the existing settlement boundary. Access would be either via a narrow road between properties onto Melton Drive or directly onto Fryern Road which is a country lane with no pavement. Mature tree belts line the eastern and western boundary. Existing residential development abuts the southern boundary with a number of trees located on this boundary with preservation status. An existing Public Right of Way lies to the north of the site. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities and the site is within reasonable walking distance of local services.

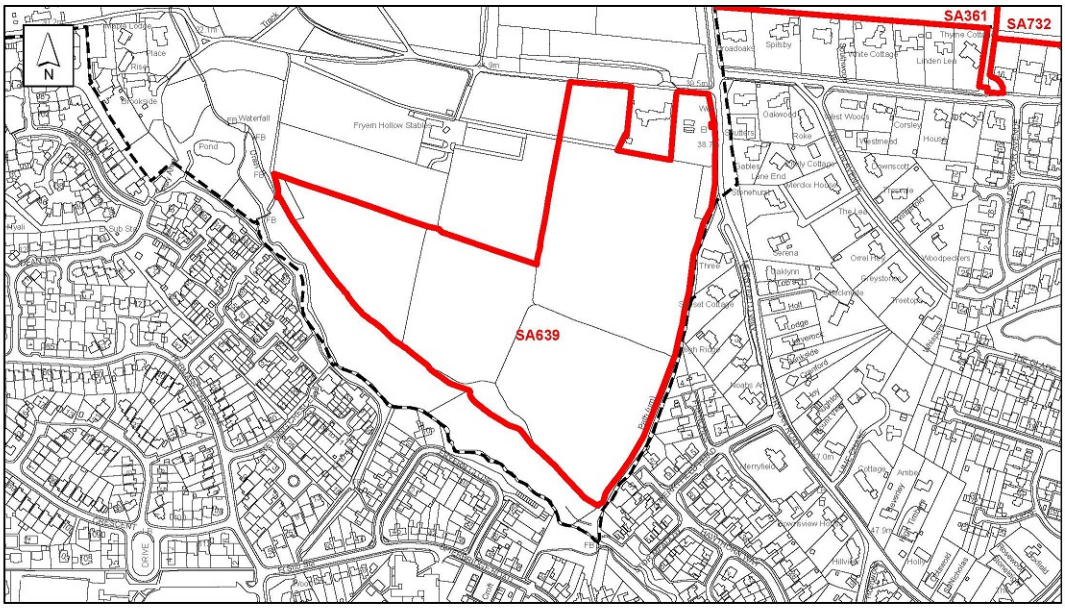
It should be noted the site adjoins SA732 and there may therefore be potential to consider these two sites comprehensively. Any proposal would have regard to the heritage asset located to the north of the site and its setting Grade II * Listed Building West Wantley Farmhouse. Furthermore, this area is also identified as a mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it did not contribute to any further coalescence between the two separate settlements.

Any proposal at Land to the North of Melton Drive should address climate change adaption and energy efficiency, affordable housing, capacity of the nearby school, health facilities, and improved transport links. The Storrington AQMA is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.
Overall Summary: Neutral Impact
Estimated Housing Numbers: 60

Site Name: Land off Fryern Road	**SHELAA Ref number:** SA639

Site Map:



Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

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Storrington and Sullington

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Drawing No :	Drawn :	Checked :	Revisions :

Parish: Storrington and Sullington

Site Assessment Conclusion:

Land off Fryern Road is a greenfield site totalling approximately 9.1 hectares and located north west of the village centre. The site abuts the settlement edge but lies outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. The site is located within reasonable walking distance to access local services in the village centre.

The site is currently used for agriculture purposes and characterised by a number of mature hedgerows which traverse across the site. Similarly, a number of mature tree belts are located on the southern, eastern and western boundary. The western tree belt is covered by a Tree Preservation Order (TPO). Residential properties adjoin the eastern boundary and are predominantly low density in character. Furthermore, a number of established Public Rights of Way (PRoW) abut the eastern and north edge of the site. The River Stor also abuts the southern boundary of the site where it has been identified as being at risk to flooding (Flood Zone 2). Vehicular access would be via Fryern Road, a semi-rural road without a formal footway.

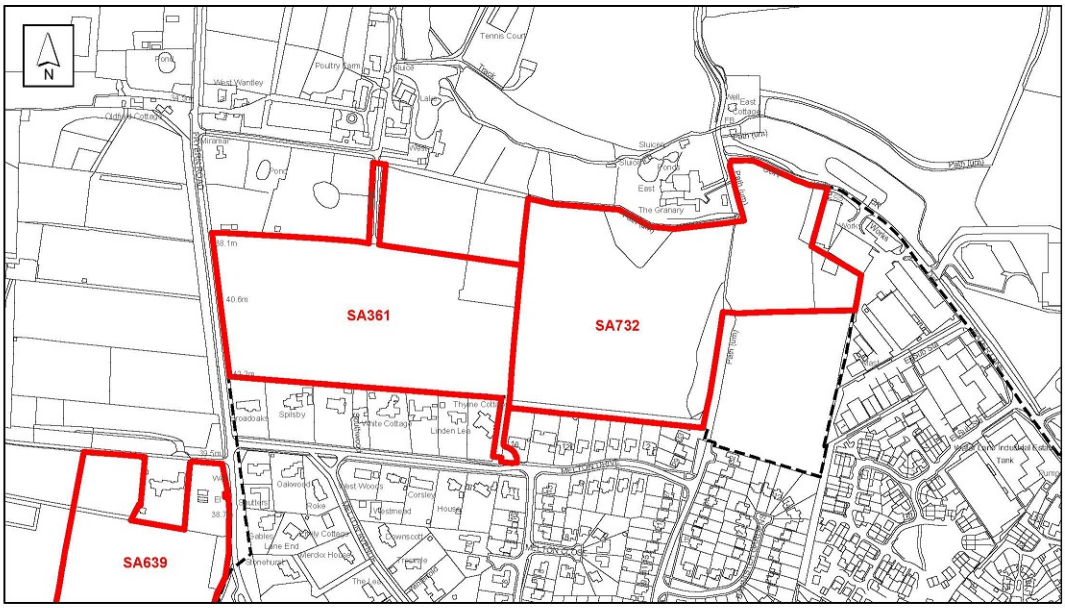
The 'Made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it does not contribute to any further coalescence between the two separate settlements.

Any proposal in this location would have to consider a number of issues such as the impact on biodiversity including 12m Root Protection Area (RPA) for mature trees including those which are protected by Tree Preservation Orders, landscape and topography, Building Stone and Soft Sand Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby

school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.
Overall Summary: Neutral Impact
Estimated Housing Numbers: 60

Site Name: Land South of Northlands Lane	**SHELAA Ref number:** SA732

Site Map:



Parish: Storrington and Sullington

Site Assessment Conclusion:

Land South of Northlands Lane (SA732) comprises a greenfield parcel of land located to the north of the village. The site abuts the settlement edge but is outside the existing settlement boundary. Storrington is classified as a Small Town/Larger Village with a good range of services and facilities. Land South of Northlands Lane is within single ownership and is reasonable walking distance to local shops and services.

Existing residential development abuts the southern boundary of the site and the recently 'made' Storrington, Sullington and Washington Neighbourhood Plan has allocated the adjacent parcel of land to the east for at least 60 dwellings (Land North of Downsview). A public right of way adjoins the eastern and northern boundary of the site. This would need to be retained and where possible enhanced. Opportunities to improve pedestrian connectivity between the site and the wider village and its services would be required.
The 'made' Storrington, Sullington & Washington Neighbourhood Plan includes a Green Gap Policy between Storrington and West Chiltington (Policy 9: Green Gap) to retain a viable gap between settlements. Development at this location could possibly be in conflict with this policy and any proposal would have to demonstrate that it did not contribute to any further coalescence between the two separate settlements.

Any proposal would have regard to the heritage asset located to the north of the site and its setting (Grade II Listed Building East Wantley Farm), a traditional orchard also abuts the northern boundary and should be retained and where possible enhanced. Furthermore, this area is also identified as mineral safeguarding zone for Building Stone and Brick Clay and should be afforded appropriate consideration.

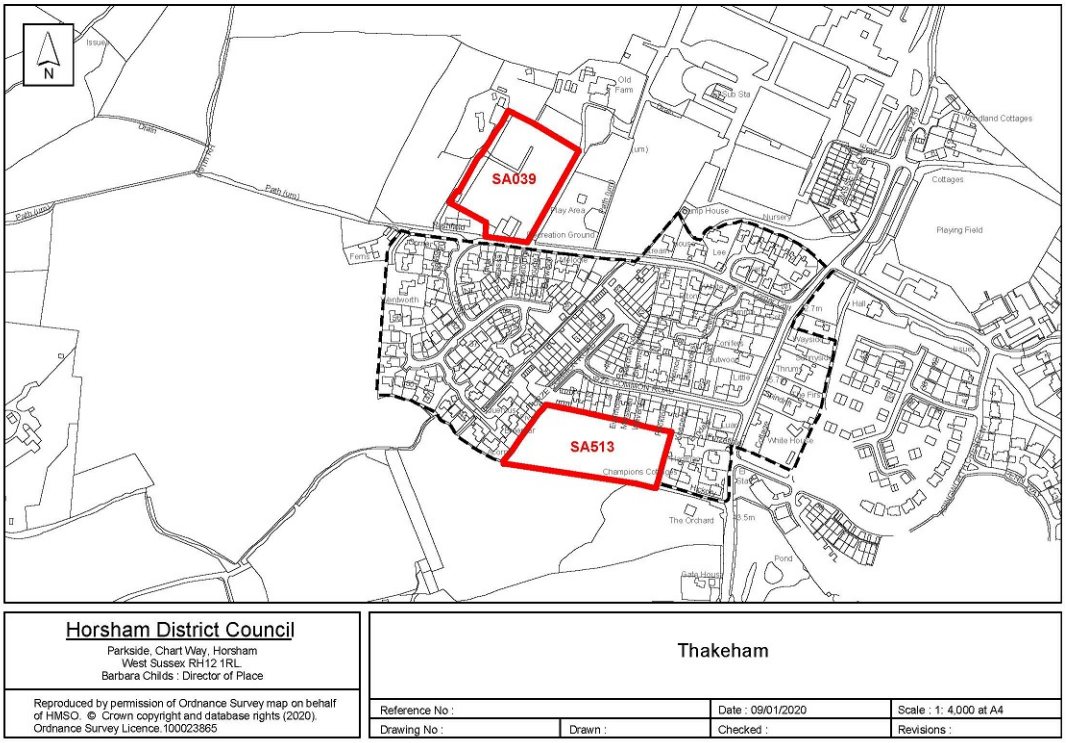
It should be noted the site adjoins SA361 and there may therefore be potential to consider these two sites comprehensively. Any proposal at Land South of Northlands Lane should address climate change adaption and energy efficiency, affordable housing, capacity of the

nearby school, health facilities, and improved transport links. The Storrington Air Quality Management Area (AQMA) is located to the south approximately 1km. Any proposal should not exacerbate a further deterioration in air quality.
Overall Summary: Neutral Impact
Estimated Housing Numbers: 60

Thakeham

Site Name: Land North of High Bar Lane	**SHELAA Ref number:** SA039

Site Map:



Parish: Thakeham

Site Assessment Conclusion:

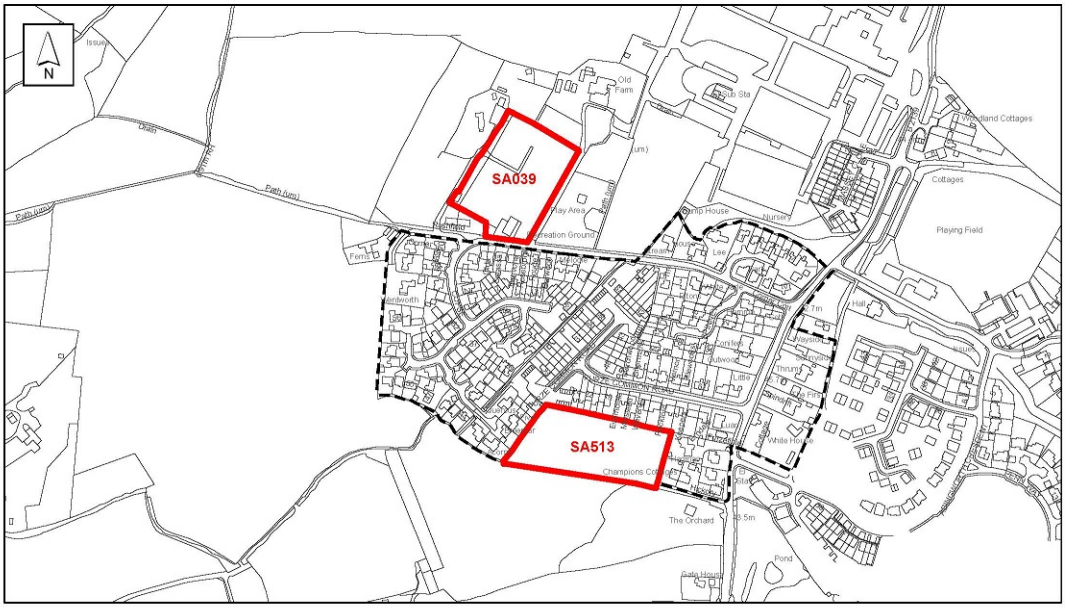
The land adjoins the settlement boundary of Thakeham which as a result of recent development has been classified as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site has no specific environmental designations. The site is currently thought to be in multiple ownership which may impact the delivery rate. Appropriate regard would need to be given to a number of issues including access, overhead cables running in a north-south direction across the site, biodiversity, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 20

Site Name: Land to the south of Furze Common Road	**SHELAA Ref number:** SA513

Site Map:



Parish: Thakeham

Site Assessment Conclusion:

The land adjoins the settlement boundary of Thakeham which as a result of recent development has been classified as a medium village as part of the Local Plan Review, as it now has some additional new services, although there is still a reliance on larger settlements to meet day to day needs. The area has a reasonable bus service linking the village to Storrington, Pulborough and Horsham as well as Chichester via Pulborough and Arundel. The site is in single ownership. There are no specific environmental designations on site, but consideration would need to be given to a number of issues including improvement to access, Building Stone Minerals Safeguarding, biodiversity which includes a 12m Root Protection Area of adjoining trees, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

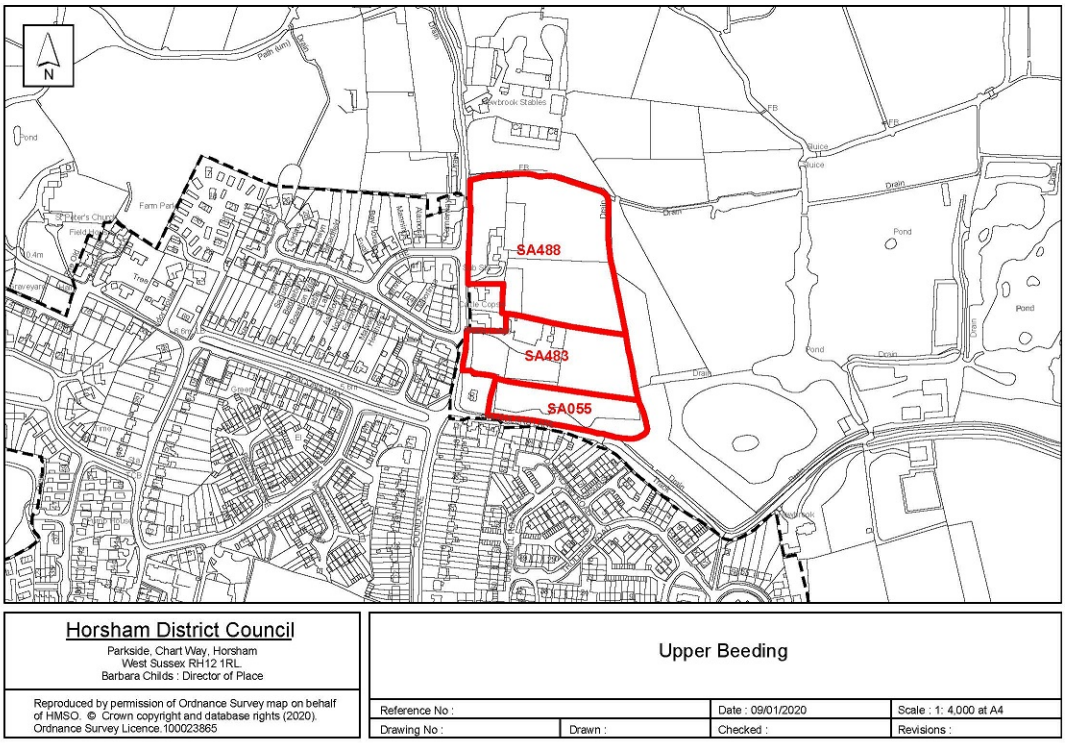
Overall Summary: Neutral Impact

Estimated Housing Numbers: 20

Upper Beeding

Site Name: Land at Little Paddocks Pound Lane	**SHELAA Ref number:** SA488

Site Map:



Parish: Upper Beeding

Site Assessment Conclusion:

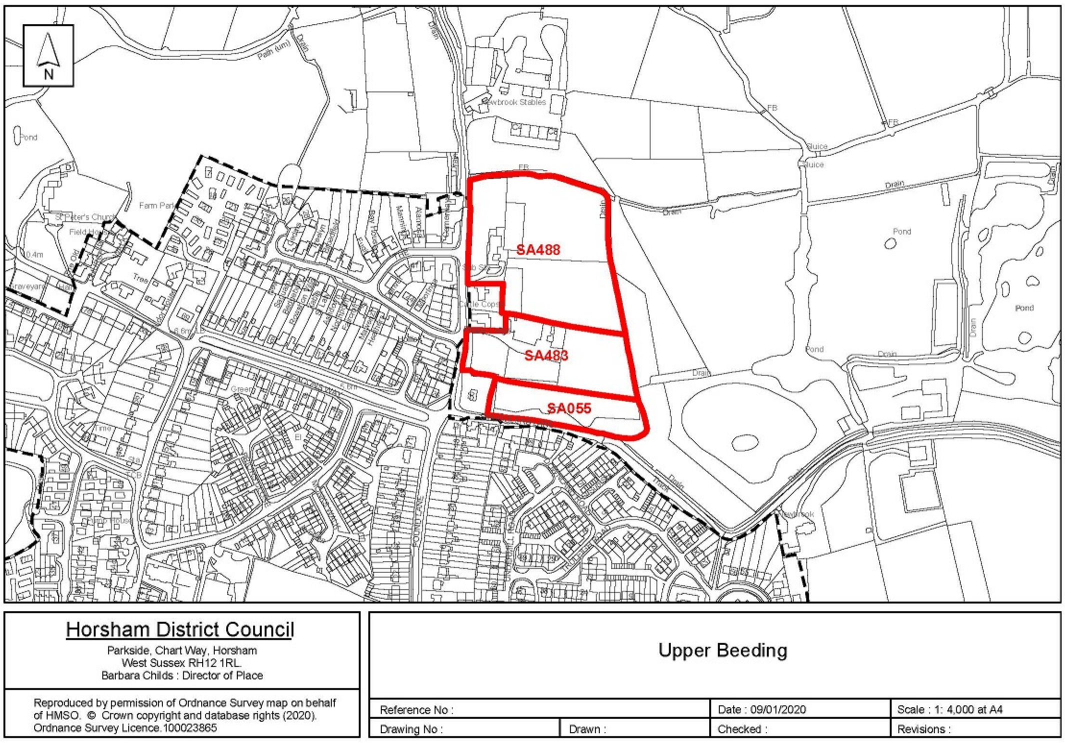
The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA483 and SA055. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

Overall Summary: Favourable Impacts

Estimated Housing Numbers: 20

Site Name: Land at Smugglers Lane, Upper Beeding	**SHELAA Ref number:** SA055

Site Map:



Parish: Upper Beeding

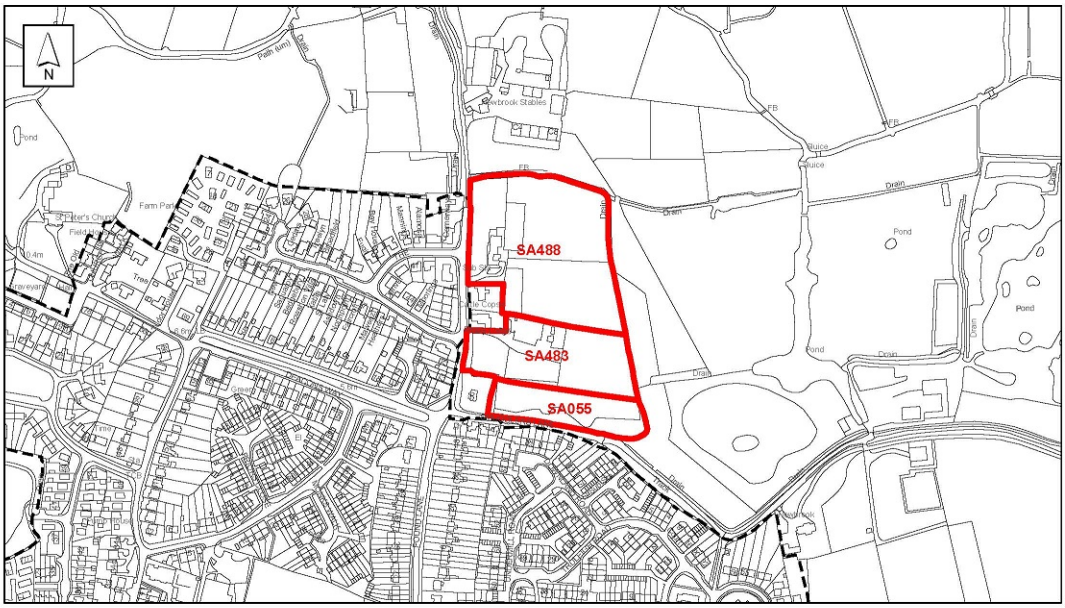
Site Assessment Conclusion:
The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA483. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

Overall Summary: Favourable Impacts

Estimated Housing Numbers: 25

Site Name: Land East of Pound Lane	**SHELAA Ref number:** SA483

Site Map:



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	Drawing No :	Drawn :	Checked :	Revisions :

Parish: Upper Beeding

Site Assessment Conclusion:

The site forms part of a wider allocation in the Upper Beeding Neighbourhood Plan for 70 units together with SA488 and SA055. The draft plan has passed the Examination and a referendum will be held in March 2020. It is therefore considered appropriate to identify this site. Should the plan be 'Made' it would not be necessary to allocate this site in the Local Plan, but at this stage is included for completeness.

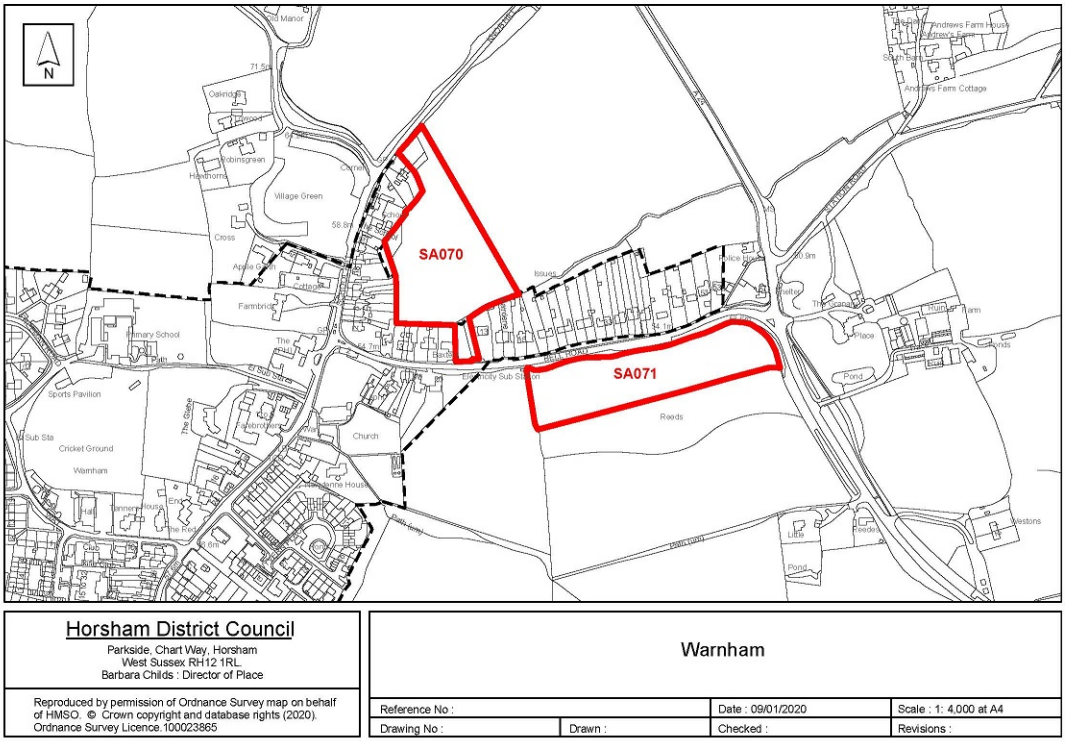
Overall Summary: Favourable Impacts

Estimated Housing Numbers: 15

Warnham

Site Name: Land north of Bell Road	**SHELAA Ref number:** SA070

Site Map:



Parish: Warnham

Site Assessment Conclusion:

The site is understood to be in single ownership and is located to the north east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a “Medium Village.” There is a moderate level of services and facilities which are within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and other retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this is not within easy walking distance. The village does not have a medical facility and residents are reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. Warnham Conservation Area lies to the immediate west and south west and there are numerous Grade II listed buildings that lie in close proximity to the site. The Grade I Parish Church of St Margaret is also approximately 100m to the south west. Given the potential impact on these heritage assets a suitable mitigation strategy would be essential, were the site to come forward for allocation.

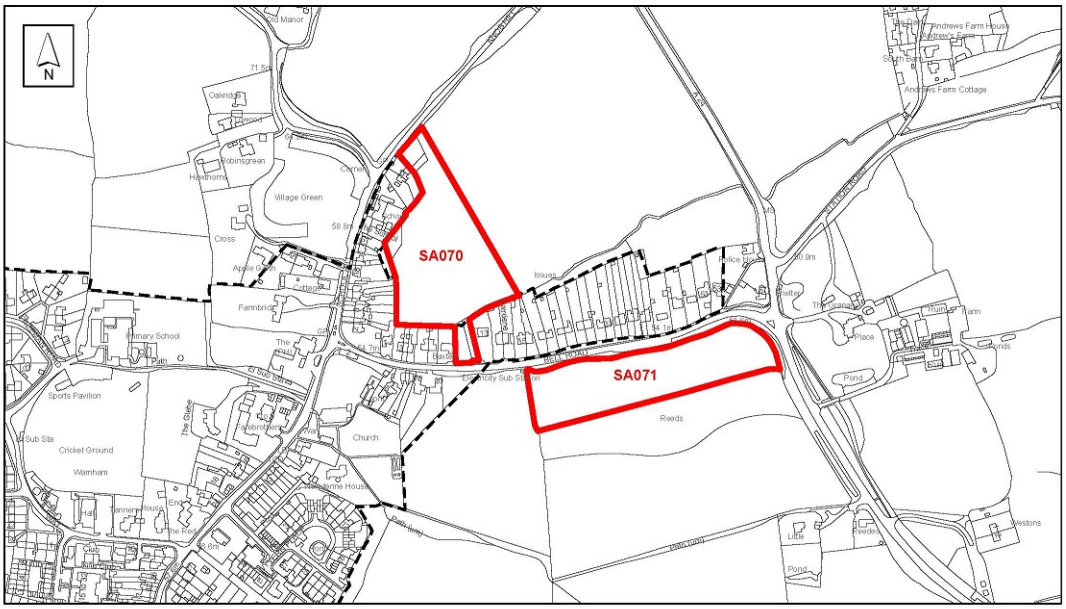
The Landscape Capacity Study has assessed the site as having low-moderate capacity for small-scale housing development. The provision of a suitable landscape buffer along the north eastern boundary of the site would be an important part of any development proposals if the site were to be allocated. In addition regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 20-30

Site Name: Land south of Bell Road	**SHELAA Ref number:** SA071

Site Map:



Parish: Warnham

Site Assessment Conclusion:

The site is understood to be in single ownership and is located to the east of the Built-Up Area Boundary (BUAB) of Warnham which is classified as a "Medium Village" .The village has a moderate level of services and facilities which are considered to be within easy walking distance of the site (<300m). These services and facilities include a primary school, a church, a village hall, a convenience store and retail stores. There is an hourly bus service that runs Monday to Saturday with further services available on Sunday. A railway station is located to the north east of the village which offers ½ hourly services but this does not lie within easy walking distance. The village does not have a medical facility and residents are therefore reliant on the services in nearby settlements.

The site does not lie within or near a protected landscape and the land itself is relatively unconstrained. However, the Warnham Conservation lies to the west and to the east of the site lies the Grade II listed Westons Place and a listed timber outbuilding. Given the potential impact on these heritage assets a suitable mitigation strategy would be required, were the site to come forward for allocation.

The site itself is relatively well screened on all boundaries by mature vegetation but the wider landscape is considered sensitive and a landscape-led approach would be essential should the site come forward for allocation.

In addition to the above considerations, regard would need to be given to the provision of an appropriate access to the site, biodiversity impacts, Brick Clay (Weald Clay) and Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaptation and energy efficiency, the capacity of the nearby school to accommodate additional development, improved transport links and access to health facilities.

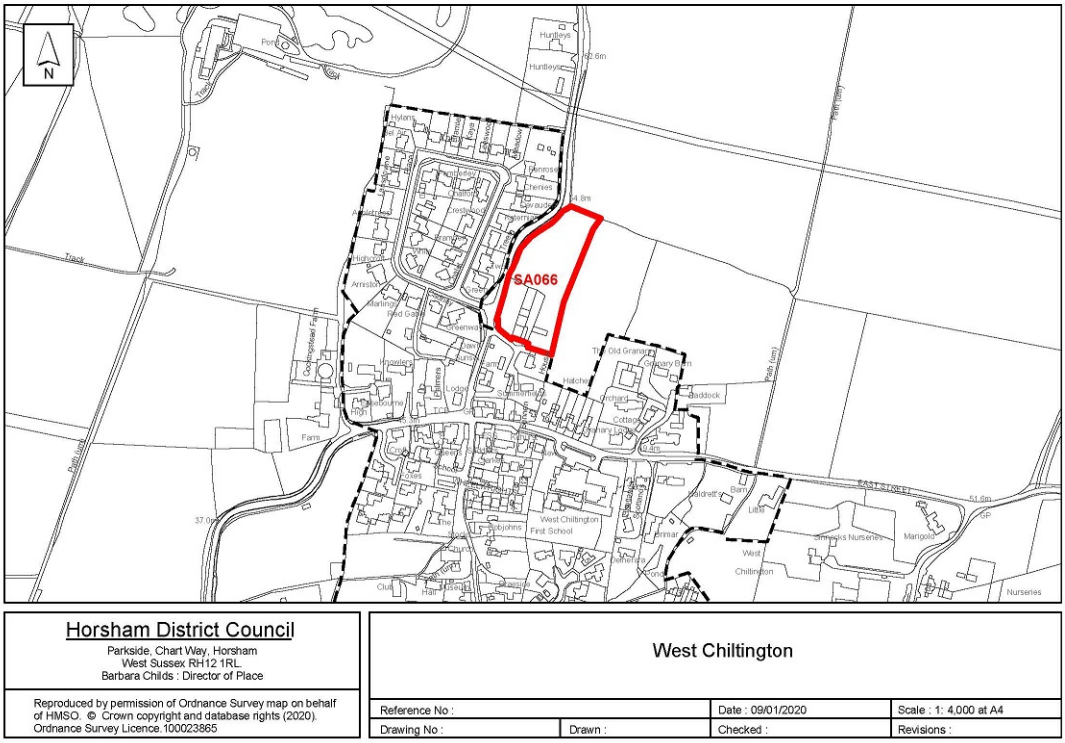
Overall Summary: Neutral Impact

Estimated Housing Numbers: 20

West Chiltington

Site Name: Land at Hatches Estate	**SHELAA Ref number:** SA066

Site Map:



Parish: West Chiltington

Site Assessment Conclusion:

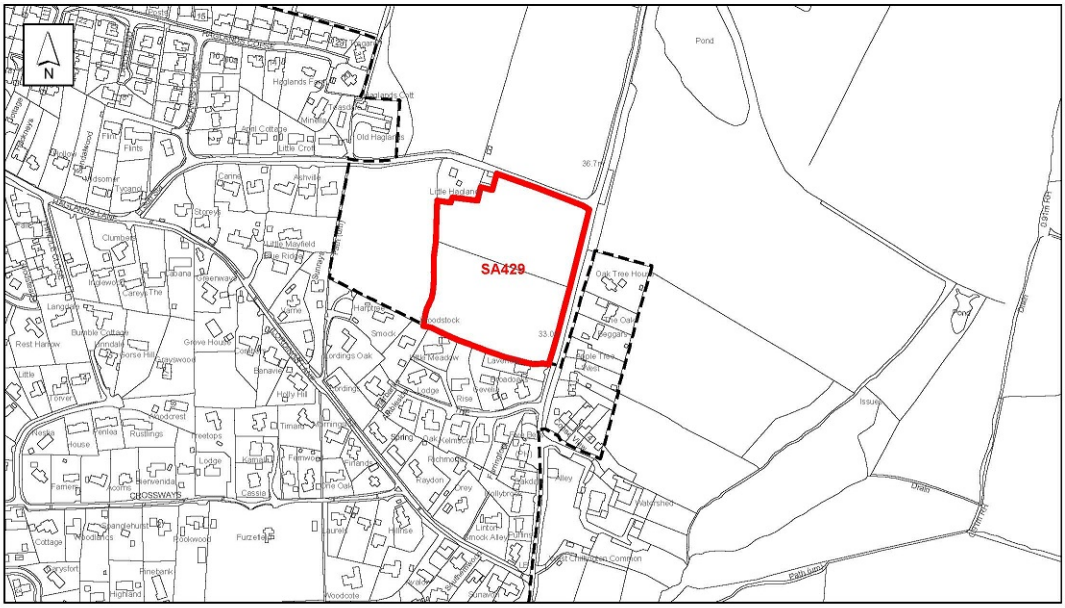
The site adjoins the settlement boundary of West Chiltington which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Building Stone Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 15

Site Name: Land West of Smock Alley, S of Little Haglands	**SHELAA Ref number:** SA429

Site Map:



Parish: West Chiltington

Site Assessment Conclusion:

The site adjoins the settlement boundary of West Chiltington Common which is classified as a medium village, having a moderate level of services and facilities although there is still a reliance on larger settlements to meet day to day needs. The area has a limited but reasonable bus service linking the village to Horsham, Pulborough and Storrington. The site is in single ownership. There are no specific environmental designations on the site, but consideration would still need to be given to a number of issues including biodiversity, Soft Sand Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of nearby school, health facilities and improved transport links. The impact of any additional traffic on the Air Quality Management Area in Storrington to the south would also need to be a consideration if development were to come forward in this location.

Overall Summary: Neutral Impact

Estimated Housing Numbers: 14

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Report to Cabinet

23 January 2020
By the Cabinet Member for Leisure and Culture
DECISION REQUIRED

Exempt Appendix 4 & 5 under Paragraph 1 and 3 of Part 1 of Schedule 12A to the Local Government Act 1972

Highwood Community Centre Development proposal and Denne Ward Community Asset review

Executive Summary

The Council wishes to build a new and enhanced community centre at Highwood as part of the Land West of Horsham 2008 Master Plan on land transferred to the Council from Berkeley Homes. The Council also wishes to build much needed affordable homes in Horsham Town Centre on the site of the old Drill Hall with some of its current users transferring to the brand new and specially designed community centre at Highwood. In addition the centre will be a new home for Horsham Amateur & Operatic Drama Society, (HAODS), the local12th Horsham Scout Group, a new nursery as well as other local community groups.

It is acknowledged that there will be some loss of space from the centrally placed Drill Hall but this will be more than adequately compensated for by a brand new purpose built community centre and the provision of much needed Town Centre Affordable homes.

As part of this proposal, a review has been undertaken to establish how existing Council owned community facilities in Denne - the Drill Hall and the 12th Horsham Scout Hut in Hills Farm Lane - are used, being mindful of ease of access and changing population patterns resulting from major new housing developments. The primary objectives are to maximise community benefit from a facility, to reduce existing annual running costs and to help lower the Council's carbon footprint.

The review shows that the buildings are old and that they have high running costs and poor thermal efficiency and for the Drill Hall to have any extended life major capital expenditure is needed. In addition, the inherent inflexible design of the building greatly limits its attractiveness for more users and thus the ability to reduce its annual deficit cost to the Council.

Analysis shows that most of the Drill Hall current users could be accommodated at the Highwood site in an enhanced new purpose-built facility, with a sprung floor. Such a building would also be attractive to the various ad hoc users of the Drill Hall who require a mid-size venue. The few large events undertaken at the Drill Hall, such as beer festivals would need to be accommodated elsewhere in the town and examples of other town centre locations are included in Appendix 6.

It is anticipated, subject to terms being agreed, that the 12th Horsham Scout Group can also be relocated to Highwood and the existing Scout Hut site be sold for a capital receipt.

Alternative uses for the Drill Hall have been considered as part of this review. In keeping with current thinking to bring more people to live in town centres, the possibility of redeveloping the site for affordable housing has been identified. It could accommodate 20 affordable flats. This would help meet the Council's objective of increasing the supply of affordable housing, as set out in the 2019-23 Corporate Plan.

The financial consequences of this proposal are explored in detail in this report and in summary the benefit would be an anticipated revenue saving of £110,000 per year compared to building and retaining two facilities as community buildings.

Cabinet is recommended to:

i) Approve the decommissioning of the Drill Hall to release this site for affordable housing on completion of the Highwood Community Centre.

ii) Commit to building an extended facility at Highwood with a 240m^2 hall and ancillary facilities including a nursery, subject to agreeing a pre-letting arrangement with a nursery operator.

Reasons for Recommendations

To rationalise the Council's community assets to maximise their usefulness, reduce running costs and to reduce the Council's carbon footprint.

Background Papers

24 January 2019 Cabinet budget report 2019-20 appendix E capital programme
Land West of Horsham Masterplan 2008

Wards affected: Horsham Denne, Trafalgar and Forest Wards

Contact: Brian Elliott, Head of Property and Facilities: Tel: 01403 215382

Background Information

1 Introduction and Background

1.1 The purpose of this report is to outline the business case for the construction of an enhanced community facility at Highwood, west of Horsham, subject to the decommissioning of the Drill Hall.

1.2 The Berkeley Homes development at Highwood, east of the A24, includes a s106 obligation to transfer a parcel of land to Horsham District Council for the purpose of constructing a community centre. This is consistent with the Council's adopted Land West of Horsham Masterplan Supplementary Planning Document 2008. The transfer of the land is expected in spring 2020.

1.2 The building is to be funded by Horsham District Council and a budget of £2m is allocated for this purpose in the 2019/20 and 2020/21 capital programmes.

1.3 The strategic objective is to align the new community building with the needs of the growing population and develop a property that is efficient to manage and sustainable over time; this includes ensuring that the building is energy efficient with modern heating and cooling systems.

1.4 Preparation of the strategic business case included a review of other Council owned property, namely the Drill Hall and the 12th Horsham Scout Hut in Hills Farm Lane. As a result of this review, the Drill Hall and Scout Hut are recommended for closure, which will allow those sites to be used for alternative purposes, namely affordable housing for the Drill Hall and market housing on the Scout Hut site.

1.5 The future management of the new community centre was also considered. Often Parish Councils take on this role, but Denne Neighbourhood Council have advised that they do not have capacity to do this. Therefore a range of management options were considered, including working with permanent stakeholders, such as a church group or commercial entity as well as self-management by the Council.

2 Relevant Council policy

2.1 Highwood community centre is a key feature of the Land West of Horsham Masterplan Supplementary Planning Document 2008.

2.2 Redevelopment of the Drill Hall would support the following Corporate Plan Priorities 2019-23:

- 3.2 We will increase the supply of affordable homes and reduce rough sleeping
- 4.1 Prioritise protection of the environment and lower the Council's carbon footprint

3 Details

3.1 The site for the Highwood Community Centre is identified on the plan in Appendix 1. The site is fully serviced and ready for development, with road access through the housing estate. Site surveys have not been undertaken but will form part of normal due diligence prior to the transfer. The target transfer date is spring 2020 with an expected completion date for the development of the community centre of autumn 2021.

3.2 The following work was undertaken to develop a design brief:

- A review of the existing community buildings within Denne and surrounding area; and how they are used.
- A review of the use of the Drill Hall and whether those users can be decanted into other community buildings, including a community centre at Highwood, with the objective of decommissioning the Drill Hall so that it is available for redevelopment as affordable housing.
- Consideration as to how Highwood Community Centre might provide a long term home for the Horsham Amateur and Operatic Drama Society (HAODS) which would fulfil a Council commitment to this group, who were displaced from the old Broadbridge Heath Leisure Centre. This would also provide an opportunity for HAODS to increase their membership from the new community at Highwood.
- Consideration as to how to relocate the 12th Horsham Scout Group from Hills Farm Lane and free up the scout's existing building, which can be sold for a capital receipt. This would provide the scouts with an opportunity to expand their membership from the new community at Highwood.
- A review of daytime users, including nurseries, with the objective of securing an income stream to help fund the community centre.
- Initial consultations with key stakeholders.

3.3 The key outcomes from the design brief stage for the Highwood project are as follows:

- Stakeholder discussions with HAODS have confirmed that they are willing to be relocated to Highwood, subject to detailed terms being agreed, which meets the Council's commitment to find them a permanent home.
- Stakeholder discussion with the Scouts have confirmed that they are willing to be relocated to Highwood, subject to detailed terms being agreed, which would free up their existing site for disposal as a residential development opportunity. The site is expected to realise a capital receipt of £150,000.
- There is demand from established nursery providers for a nursery at Highwood to create a daytime 'anchor' use for the building and an on-site management presence. Out of hours management would be through a key holder with bookings and marketing achieved through IT solutions. This is a common arrangement for this type of facility. This arrangement may be supported or taken over by a nursery operator.

- A review of users of the Drill Hall indicates that it would be possible to consolidate the use of the Drill Hall with the new Highwood community centre. This would be rational from a financial perspective as it would be an efficient use of Council resources. Additionally, it would enable the Drill Hall to be redeveloped for affordable housing which is a key Council objective.

- We have had discussions with Horsham Churches Together and there appears to be no appetite from local churches or community groups to part fund/own the scheme.

3.4 The future of the Drill Hall is an important factor in the Highwood business case. The Drill Hall was acquired from the Ministry of Defence (MOD) in 2002 for £1m. A summary of the issues which impact the Drill Hall are set out below:

Factor	Comment
Revenue	• For the year ended 31 March 2018 the net revenue deficit of the Drill Hall was c£45,000 and this is expected to be a similar figure for year ending 31 March 2019.
Use	• Attractive to some users because of the large space and sprung floor, which is suitable for dancing. The alternative but smaller dance venue is the double studio at the Bridge or the Sports Hall at the Bridge for a much larger space. • Aspire, who provide adult education services occupy offices in the Drill Hall at a rent of £17,000 pa. • An audit of the current use (see appendix 2) indicates that the majority of users could be accommodated at alternative venues, including Highwood. Further consultation with users is required. A schedule of neighbouring venues is included in Appendix 6
Condition	• The building is +90 years old and was built for a different era and a specific use. • The building is in need of significant maintenance expenditure, costed in 2015 by an external building surveyor at £419,000 plus VAT and Fees. With inflation, this is now likely to be around £0.5m. Works have been restricted to essential maintenance during the last few years. • Upgrades are required to improve the usefulness of the building, for example sound insulation, air cooling systems and insulation. These requirements are expected to add an additional £50 per square foot to the aforementioned sum, which would be an additional £0.6m. The total expected capital cost of bringing the building into good order is therefore £1m+. • The space is inflexible which limits optimum intensity of use. The inflexibility would be difficult to address, owing to the design of the building, even with a substantial refurbishment programme. • The building would need to be closed for the duration of any refurbishment contract which would mean that the existing users would be displaced and would have to find alternative accommodation to meet their needs.
Energy	• The building has poor thermal performance because a large

Efficiency	proportion of the roof is glazed. The EPC rating of the building is D. This is an average rating and the effect of the offices helps to increase the overall rating. Modern community buildings have an A rating.
Title issues	• There are restrictive covenants which restrict the use of the building and permitted disposals. • The intention of the restrictive covenants is to ensure that the building continues to be used for social purposes (including temporary housing accommodation) and to prevent the Council from gaining a windfall by selling the Drill Hall for market housing. This will need to be extended to allow the building of affordable housing (for which there is a precedent) and the MOD have confirmed that this can be agreed. • There have been two disposals of part of the original title purchased from MOD, one to a registered provider for affordable housing and the other to a charity.
Other uses	• The site of the Drill Hall has the potential to be developed as affordable rental accommodation, which could be undertaken by Horsham District Homes Limited.

3.5 An analysis of the use of the Drill Hall shows that the majority of users can be relocated to the proposed community centre or other alternatives. This would maximise the use of the proposed community centre and would enable the decommissioning of the Drill Hall, which has an annual net revenue cost of £45,000 to the Council.

3.6 The recommendation to decommission the Drill Hall is a key element of the Highwood proposal as it informs the scope of the brief for Highwood and optimises the use of property by the community in Denne Ward.

3.7 Following preparation of the design brief, architects were instructed to prepare concept plans, to show a range of size options. These were reviewed and discussed with stakeholders and broad areas agreed, although the final layout is subject to detailed design development and further stakeholder input. The key attributes of the proposed new building are set out below. An illustrative plan, subject to further design development, is set out in Appendix 3.

Building attribute	Comments
Community centre facility	Hall, office, WCs, kitchen and relaxing area. Hall to be 240m^2, with sprung floor. Suitable for dance groups.
Space for HAODS and Scouts	Private space for HAODS to operate providing a permanent home. Scouts to have storage to allow them to operate from this facility.
Nursery	A 67 space nursery operation. A process is underway to select an end user. The proposal to build a nursery will be contingent on a pre-letting to a nursery operator.

3.8 Other users will be drawn from the area and from the Drill Hall. It is not expected that all of the Drill Hall user groups would be accommodated at Highwood Community Centre but there are sufficient other facilities in the District to accommodate the majority of users, as shown in Appendix 6. The majority of users are commercial operators and it is expected that they will want to manage their own needs through this process, but Council support can be provided to non-commercial operators, if required, to ensure that their space requirements needs are met.

3.9 There are two variables in the final design: (a) removal of the nursery element in the event of the marketing campaign not being successful and (b) development of a smaller hall in the event of the Drill Hall not being decommissioned.

3.10 With regard to variable (a) in 3.9, a marketing exercise has been undertaken to the nursery sector to gauge the appetite for a nursery in this location. The campaign indicated strong interest, which has been narrowed to a smaller group of experienced operators with strong financial standing. A selection process exercise is being undertaken to choose the operator, which will be on qualitative criteria. This is being undertaken in conjunction with the procurement team in an open and transparent way. The nursery element of the centre will only be built if a pre-letting agreement has been completed with the successful bidder; this will not be a speculative development. If this proves unsuccessful the building will need to be reduced in size to remove this use.

3.11 Concerning variable (b) in 3.9, it would be possible to develop a smaller hall, which would reduce the capital cost of construction, however this would mean that c£1m would need to be spent on the Drill Hall and there would be a duplication of facilities in the Ward, which would impact on the viability of both centres. The effect of retaining the Drill Hall alongside a basic sized hall at Highwood would increase the annual operational running costs from £45,000 at present to c£100,000, an increase of 122%. As well as the increase in cost of providing community facilities in Denne Ward, there would be a consequential increase in the carbon footprint of the Council by having two buildings rather than one. The detailed cost breakdown is set out in Appendix 4 (exempt).

3.12 In addition to the above there is a risk that two buildings would ‘cannibalise’ each other and that users would spread themselves between two competing buildings.

3.13 It can be seen from comparing the figures set out in Appendix 4 that the most beneficial option in financial terms would be to build an expanded version of Highwood in order to accommodate users from the Drill Hall and to decommission the Drill Hall on completion of this building. The case for closing the Drill Hall is strengthened by the following points:

(a) The building has poor thermal performance and thus is difficult to cool and heat

(b) A new purpose built building at Highwood would target an A rating.

(c) A detailed analysis has been undertaken on the various users within the Drill Hall and subject to stakeholder engagement, the analysis suggests that the majority of users can be accommodated, including at Highwood and elsewhere. The details of this analysis are set out in Appendix 2.

(d) The Drill Hall could be redeveloped for affordable housing. A concept scheme suggests that 20 units could be built, which would comprise 9 x 1 bedroom units and 11 x 2 bed units. These are the type of units that are in the highest demand on the affordable housing list and in the highest demand location. The affordable housing would provide an income to Horsham District Homes (Holdings) Limited of c£137,000 per annum net of management costs.

3.14 For the reasons set out above, the proposal to develop Highwood Community centre and decommission the Drill Hall and the 12th Horsham Scout Hut is the recommended option. Other options were also considered and dismissed as being too costly or impractical. These options are set out in paragraph 6, together with the reasons why those options are not recommended.

3.15 The resource consequences of the recommendation to decommission the Drill Hall are set out in section 7 below.

3.16 The programme anticipates a start on site date of August 2020. A professional team will be appointed in accordance with procurement rules. The process for procurement of the contractor will be addressed later in the programme and approval by Cabinet to both the appointment and the contract sum will be sought in the usual manner at the appropriate time.

4 Next Steps

4.1 The next steps are to procure a professional team, including an architect, to develop the design beyond the current concept design. Further engagement with users and other stakeholders will be required to ensure that the facility meets current user requirements. A contractor will need to be appointed which is a Cabinet decision and will be reported to Cabinet at the appropriate time.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

5.1 Market engagement has taken place with nursery users to identify their optimum requirements and detailed discussions have taken place with HAODs.

5.2 Local members and Denne Neighbourhood Council have been consulted on the proposal.

5.3 The monitoring officer and Director of Corporate Resources have been consulted and their comments included in the report.

5.4 Leisure PDAG comments will be reported to Cabinet at its meeting.

5.5 There are staffing consequences to the decommissioning of the Drill Hall. A note on this is set out in Appendix 5 (exempt).

6 Other Courses of Action Considered but Rejected

6.1 Retaining the Drill Hall has been considered. There are two possible scenarios:

- Retain the Drill Hall and build a smaller Highwood Community Centre
- Retain the Drill Hall and do not build Highwood Community Centre – this is not possible as it was a planning requirement to provide a community facility in Highwood.

The third option of retaining the Drill Hall and building a larger facility at Highwood has been rejected as it would be a poor use of public resources.

6.2 The scenarios set out in 6.1 above are not considered viable because:

- The Drill Hall was built in 1927. It is costly to run and in need of substantial capital investment to extend its useful economic life. Its inflexible design makes finding additional regular use difficult
- Investing £1m+ to repair and refurbish the building and upgrade the facility to address thermal performance and also build Highwood, would result in two assets providing similar accommodation within the same ward. This would be inefficient from both a capital and revenue perspective. A review of current usage of the Drill Hall indicates that it is hired out less than 25 per cent of the available time.
- Decommissioning the Drill Hall optimises the use of Council property assets. The additional opportunity to provide up to 20, one and two bed, units of affordable housing in a central urban location where demand is extremely high, would be lost.

6.3 The additional option of not building Highwood has been discounted because this would be contrary to the Land West of Horsham Master Plan 2008 and is likely to be viewed as an act of bad faith by the emerging community.

7 Resource Consequences

7.1 The Drill Hall currently has annual running costs of approximately £90,000 and income of £45,000 leaving a net revenue cost to the Council of £45,000 p.a. Decommissioning the Drill Hall will therefore save the Council £45,000 pa in revenue costs.

7.2 Should the Drill Hall not be decommissioned, an additional revenue cost of capital of approximately £45,000 pa would be caused by a c£1m increase to the capital programme to repair, refurbish and upgrade the Drill Hall.

7.3 Not all current users of the Drill Hall may wish to relocate to the purpose built Highwood Community Centre, but we anticipate that some will. Therefore, some of the existing user income, together with brand new users of the Community Centre, will help return a net revenue income at the Community Centre site. The anticipated net revenue income position of £45,000 pa is also helped by the lower running costs on a purpose-built new building.

7.4 Approving the decommissioning of the Drill Hall now will enable Horsham District Homes to work up detailed plans for affordable housing on the site. Indicative estimates are that a mix of 20 one-bed and two-bed units on the site could generate a net income of around £137,000 pa. for the housing company, which is beneficially owned by Horsham District Council.

8 Legal Consequences

8.1 The use of land at the Drill Hall site for affordable housing would be subject to both the removal of the restrictive covenant mentioned in paragraph 3.3 and the grant of planning permission.

8.2 It is noted that the Drill Hall is listed as an asset of community value and the appropriate route regarding this will be followed.

9 Risk Assessment

9.1 Users do not transfer to Highwood. The Council will consult all current regular and occasional users to gauge future requirements and to promote the new facility.

9.2 Normal planning and construction risks that are associated with large projects and can impact on budget and programme.

9.3 Securing a nursery operator of the right covenant profile and quality. If this cannot be achieved the new building will be built without such a use.

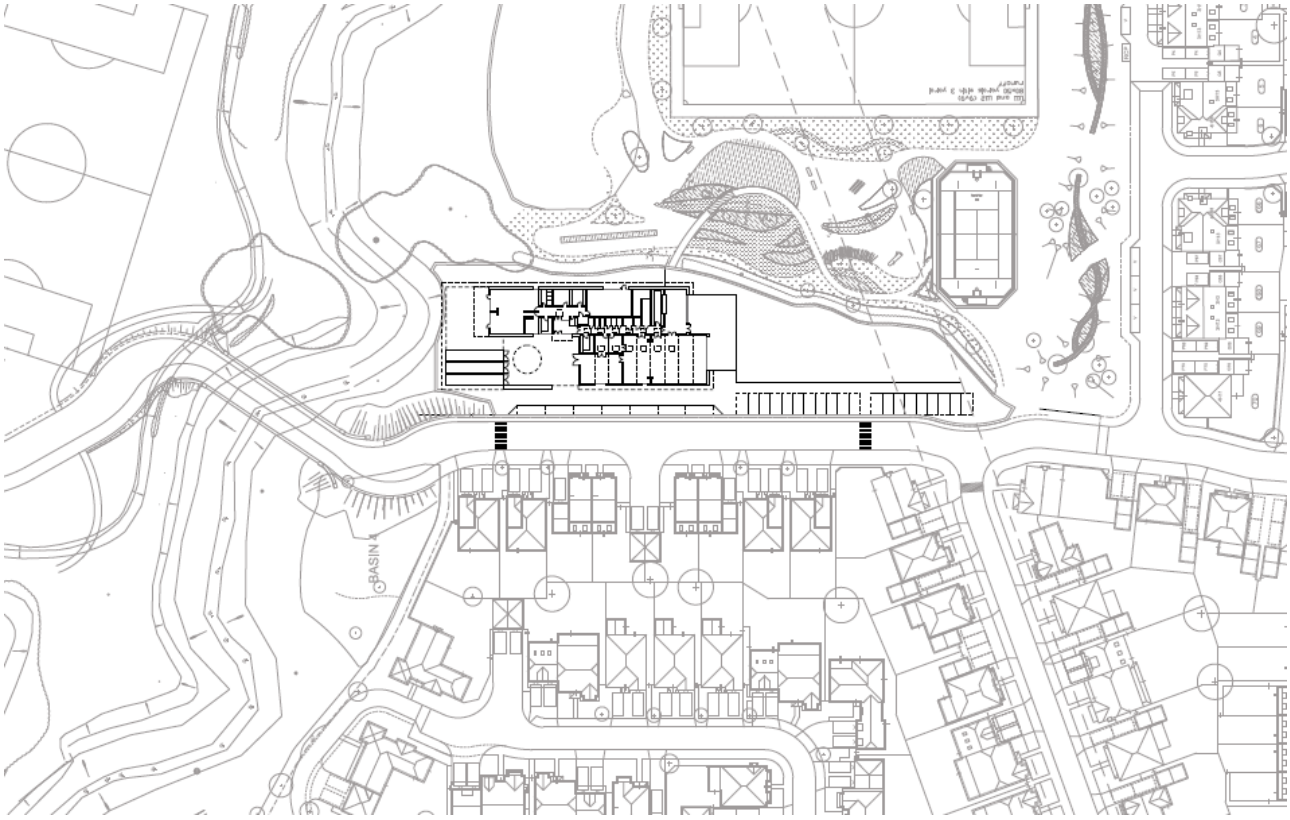
9.4 Legal risk for agreeing a technical alteration to the covenant on the Drill Hall to allow affordable housing in addition to temporary accommodation. Preliminary discussions with the MOD, who benefit from this covenant indicate that this is a low risk that can be managed.

10 Other Considerations

10.1 Please include in this section as a minimum a brief statement to demonstrate that you have actively considered the consequences of any action proposed in respect of Crime & Disorder; Human Rights; Equality & Diversity and Sustainability. Where necessary provide more detailed information and/or supporting appendices.

Appendix 1

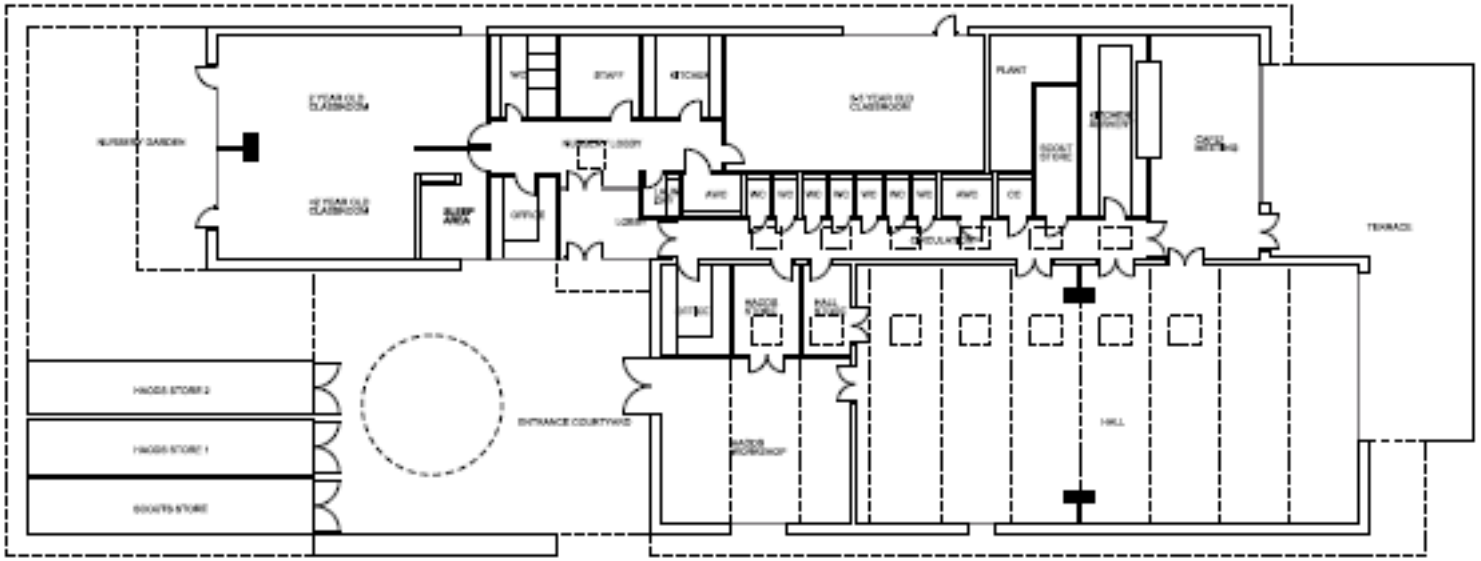
Site plan



Appendix 2 – Audit of current uses of Drill Hall

Type of use	Users	Frequency	Options	Impact
Offices	Aspire	Daily	Aspire have said they will search for alternative accommodation	Low impact
Large Dances	Age UK, Horsham Dance Club Max 200 dancers	4 x year (2 users total 8)	Quarterly dances. Ought to be ok for larger hall	Low use – Low impact
Events	Elections; Jobs Fairs; Trainings; Art Shows; Blue Oasis (night club for disabled); Horsham Music Circle, Trade Shows	Infrequent throughout the year	Alternative venues identified. - Parkside - The Bridge - Highwood Community Centre - Capitol Studio - Rec Rooms at The Rec, Horsham Park	Controllable consultation required
Dance	FI Steps (120-130 children)	4 x year	- Children dance school - Highwood	Controllable
Dance	Marion Fenton (30-50)	Weekly	Commercial organisations - Highwood sprung floor essential	Controllable
Dance	Rocsters (Worthing based) (80-150 dancers)	13 x a year	- High energy jive - Highwood - further consultation required	Controllable consultation required

Appendix 3 – illustrative layout



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of the Local Government Act 1972.

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Appendix 6 – other town centre community buildings

Neighbourhood	Electoral roll	Adj. for children (+50%)	No of facilities	
Denne	7266	10899	11	Horsham Park Barn Capitol Horsham Cricket Club London Road Methodist hall Normandy Centre, Denne Road Horsham Unitarian Church YMCA Gorings Mead Tanbridge School Needles Complex The Rec Parkside Offices – ground floor suite
Trafalgar	4831	7246	3	Holy Trinity Church Greenway School The Common school
Broadbridge Heath	4166	6249	2	Bridge Leisure centre Broadbridge Heath Football Club
Forest	6868	10302	4	Salvation army hall Forest recreation centre Forest School Forest Youth Centre

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