

# Planning Advice Note: Itchingfield Neighbourhood Plan and Water Neutrality



**June 2023**

Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

In order, to support the hard work of local communities, Horsham District Council has prepared this Planning Advice Note. These Advice Notes highlight how the policies in the Neighbourhood Plans are considered to align with National Planning Policy.

This Planning Advice Note draws together current adopted Local Plan policies, and up-to-date national policy guidance including relevant ministerial statements and the outcome of the Neighbourhood Planning Examiner’s report. It therefore forms a material consideration that will be taken into account by decision makers when determining planning applications. When the strategic solution to Water Neutrality is implemented, the Council will proceed to take the Itchingfield Neighbourhood Plan to Referendum and upon a successful result the Council will ‘make’ the plan at full Council at the earliest opportunity.

## Appendix B: Itchingfield Neighbourhood Plan

NOTE: Whilst this document sets out the Council’s view on compliance of the policy wording with the NPPF, this note provides advice and does not set planning policy. It should be noted that all development proposals must clearly demonstrate that they are water neutral in order to demonstrate that there is no adverse impact on the Arun Valley. This will be required to be assessed on a case-by-case basis as part of any individual planning application.

<b>Policy</b>	<b>National Policy (NPPF) <sup>1</sup></b>
<b>Policy 1: Green Infrastructure Conservation</b>	Policy 1 is consistent with the NPPF and carries significant weight.

<sup>1</sup> Please note the NPPF paragraphs listed to each policy are not definitive with further revisions to the NPPF expected in the Summer/Autumn 2023.

<p>As appropriate to their scale, nature and location development proposals shall, where practicable and consistent with other policies in this Plan, incorporate:</p> <ul style="list-style-type: none"> <li>a) measures that will conserve, maintain and/or enhance the green infrastructure of the parish.</li> <li>b) provisions to produce additional green infrastructure.</li> <li>c) proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be supported.</li> </ul> <p>Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates land loss, whilst ensuring the protection of the existing ecosystem. In these circumstances the proposal concerned should demonstrate how it would achieve a net gain in biodiversity.</p>	<p>NPPF Para 154</p>
<p><b>Policy 2: Biodiversity Conservation</b></p> <p>As appropriate to their scale, nature and location development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that seek to ensure and enable the protection, conservation and enhancement of the parish’s biodiversity and ecology including its hedgerows, ponds, orchards, roadside verges and woodland, including shaws and ancient and veteran trees.</p> <p>Development proposals on greenfield sites, including any windfall development, should be accompanied by a project-level Habitats Regulation Assessment that is supported by up-to-date data from bat surveys.</p>	<p>Policy 2 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 153, 154, 174, 179, 180 -182</p>
<p><b>Policy 3: Heritage Assets and Itchingfield Conservation Area</b></p>	<p>Subject to water Neutrality being demonstrated Policy 3 is consistent with the NPPF and carries significant weight.</p>

<p>Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures which seek to conserve heritage assets in a manner appropriate to their significance. Special regard shall be given to the desirability of preserving any heritage building, or its setting, and/or any features of special architectural interest which the building possesses.</p> <p>Development proposals for development within the Itchingfield Conservation Area and the setting within which it lies shall include measures which seek to conserve and enhance the Area.</p>	<p>NPPF Para 194, 195, 197</p>
<p><b>Policy 4: Protection of Open Spaces</b></p> <p>Development proposals shall, where practicable and consistent with other policies in this Plan, include measures which provide a mix of formal and informal open space to meet the needs generated by the development. Open space is to be of high quality and serve local need.</p> <p>The attached Map identifies the following areas of public open space:</p> <ul style="list-style-type: none"> <li>a) the Village Green and playing field;</li> <li>b) the Arboretum adjoining the village green;</li> <li>c) the Community Orchard at the rear of the Ashmiles development;</li> <li>d) Ancient Woodland at the rear of the Ashmiles development;</li> <li>e) Play area in Two Mile Ash Road adjacent to the Ashmiles development; and</li> <li>f) Jubilee Field</li> </ul> <p>Development proposals which involve the replacement of existing open space, including the identified areas of public open space, shall include the following measures:</p> <ol style="list-style-type: none"> <li>1. Equivalent (in qualitative and quantitate terms) or enhanced open space is provided to serve the current or existing needs of the residents of the parish; and</li> </ol>	<p>Policy 3 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 93, 98-99, 101, 102, 103</p>

<p>2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing.</p> <p>Development proposals which result in the loss of existing open space, including the identified areas of public open space will only be supported where:</p> <ol style="list-style-type: none"> <li>1. An assessment has been undertaken which has clearly shown the facility to be surplus to requirements; or</li> <li>2. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</li> <li>3. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</li> </ol>	
<p><b>Policy 5: Protection of Green Infrastructure</b></p> <p>Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that will protect and enhance the green infrastructure and valued landscape features of the parish and which include:</p> <ol style="list-style-type: none"> <li>1. The Downs Link;</li> <li>2. Public Rights of Way and their settings;</li> <li>3. Hedgerows;</li> <li>4. Copses and woods, ancient woodlands and veteran trees;</li> <li>5. Orchards; particularly the Asmiles Community Orchard;</li> <li>6. River corridors (such as, but not limited to: River Arun; River Adur; Parsons' Brook).</li> </ol>	<p>Policy 5 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 92, 93, 153-154</p>
<p><b>Policy 6: Community facilities protection</b></p> <p>Development proposals which provide new community facilities or which provide for the expansion of existing facilities to support the needs of the community will be supported.</p>	<p>Subject to water Neutrality being demonstrated Policy 6 is consistent with the NPPF and carries significant weight.</p>

<p>Development proposals shall, where practicable and consistent with other policies in this Plan, incorporate measures that:</p> <ol style="list-style-type: none"> <li>1. avoid the loss of community facilities (unless the facility in question is no longer viable, in which case the developer will be required to undertake a viability assessment and marketing strategy before a change of use is supported); and</li> <li>2. avoid the substantial alteration and/or replacement of community facilities except where equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and</li> <li>3. ensure that proposals for the replacement of a community facility make the replacement facility available before the closure of the existing facility.</li> </ol>	<p>NPPF Para 84, 92-93</p>
<p><b>Policy 7: Education facilities development</b></p> <p>Development proposals for additional buildings and/or facilities at Barns Green Primary School shall, where practicable and consistent with other policies in this Plan, will be supported subject to the following criteria:</p> <ol style="list-style-type: none"> <li>a) their built form is contained within the current built up area boundary of Barns Green;</li> <li>b) they take account of the significance of heritage assets and their setting in the immediate locality; and</li> <li>c) they do not have an unacceptable impact on the character of the immediate locality in general, and the amenity of residential properties in particular.</li> </ol>	<p>Subject to water Neutrality being demonstrated Policy 7 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 95, 96</p>
<p><b>Policy 8: Broadband provision</b></p> <p>Proposals to provide access to a super-fast broadband network and improved mobile phone connectivity to serve the Parish will be supported.</p>	<p>Policy 8 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 114, 117</p>

<p>The location and design of any above-ground network installations should be sympathetically chosen and designed and positioned in a way which would not have an unacceptable impact on the character and appearance of the local area, on heritage assets or the amenity of local residents.</p>	
<p><b>Policy 9: Sumners Ponds Site</b></p> <p>The Plan allocates land at Sumners Ponds, Barns Green for residential and commercial purposes. Proposals for the development of the site will be supported subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. Proposals provide for around 32 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;</li> <li>2. The design positively responds to the prevailing character of the surrounding area;</li> <li>3. Proposals for the residential component of the site incorporate affordable housing to development plan standards;</li> <li>4. Proposals should avoid the loss or damage of existing mature trees and hedgerows, and if demonstrated as unavoidable, appropriate replacement or compensation should be incorporated into their designs and layouts;</li> <li>5. Proposals should demonstrate special regard for Little Slaughterford (on the northern boundary of the site) and its setting and/or any features or special architectural or historic interest which it possesses through sensitive design and boundary treatment;</li> <li>6. Proposals should incorporate measures to ensure that there is no contamination from the commercial element of the new development on neighbouring properties;</li> </ol>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<p>7. 6. Proposals ensure safe vehicle access and egress to and from Chapel Road, including adequate sightlines for emerging vehicles;</p> <p>8. The layout is planned to ensure proper and adequate access to existing sewerage infrastructure for maintenance and upsizing purposes;</p> <p>9. Proposals ensure adequate parking for residents and visitors; that is to say, that parking spaces will be provided to prevent (as far as is practicable) car parking on the roads of the development Proposals provide car parking within the site to West Sussex County Council standards.</p> <p>10. The light industrial/commercial units shall not exceed 2000 square metres of ground space. The units shall not exceed eaves height of 4.5 metres and ridge height of 6.5 metres. The units shall be clad in natural material and shall have a pitched roof. The design and appearance of the units shall be in sympathy with the rural surroundings of the village. The units shall be no less than 25 metres from Chapel Road and 20 metres from any house.</p>	
<p><b>Policy 9A</b></p> <p>To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.</p>	<p>Policy 9A is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 104, 105</p>
<p><b>Policy 10: Old School site, Itchingfield</b></p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>

<p>The Plan allocates land at the site of the old School, Itchingfield Road, Itchingfield for residential purposes. Development proposals for the residential development of the site will be supported subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. Proposals provide for around 20 dwellings incorporating a mix of dwelling type and size to meet the needs of current and future households;</li> <li>2. The design positively responds to the prevailing character of the surrounding area, having particular regard to the setting of Itchingfield Conservation Area to the north of the site, and Itchingfield House to the south-west of the site;</li> <li>3. Proposals incorporate affordable housing to development plan standards;</li> <li>4. Proposals allow for the retention of existing mature trees and hedgerows on the southern boundary;</li> <li>5. Proposals ensure safe vehicle access and egress to and from Itchingfield Road, including adequate sightlines for emerging vehicles;</li> <li>6. The layout is planned to ensure proper and adequate access to existing sewerage infrastructure for maintenance and upsizing purposes;</li> <li>7. Proposals provide car parking within the site to West Sussex County Council standards.</li> </ol>	
<p><b>Policy 10A</b></p> <p>To conform with the overarching Horsham District Planning Framework and help reduce atmospheric pollution within the District, Itchingfield Parish Council will support developments that facilitate the use of sustainable transport modes, including walking, cycling, public transport and the use of electric vehicles. Developments could achieve this by improving connectivity with wider Public Right of Ways, enhancing accessibility</p>	<p>Policy 10A is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 104, 105</p>



<p>of local green and blue infrastructure and providing electric vehicle charging points. Any emerging air quality mitigation approaches provided in the Horsham Local Plan will be supported.</p>	
<p><b>Policy 11: Windfall Development</b></p> <p>Development proposals for residential development on unidentified sites within the Built-Up Area Boundary will be supported where <u>they</u>:</p> <ul style="list-style-type: none"> <li>a) are proportionate in scale;</li> <li>b) relate positively in design terms to the character of the area; and</li> <li>c) avoid unacceptable harm to the amenity of any existing dwelling on the site and to nearby properties.</li> </ul>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral in order to establish that there is no adverse impact on the Arun Valley.</p>
<p><b>Policy 12: Design parameters</b></p> <p>As appropriate to their scale, nature and location development proposals will be supported where their character and design meets the following criteria:</p> <ul style="list-style-type: none"> <li>1. Are of high quality design and layout;</li> <li>2. Contribute positively to the private and public realm to create a sense of place;</li> <li>3. Respect the character and scale of the surrounding buildings and landscape;</li> <li>4. Protect open spaces and gardens that contribute to the character of the area;</li> <li>5. Protect the identity and character of Barns Green and Itchingfield;</li> <li>6. Do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;</li> </ul>	<p>Subject to water Neutrality being demonstrated Policy 12 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 126, 127, 130-132, 134, 135</p>

<p>7. Create safe, accessible and well connected environments</p> <p>8. Protect existing landscape features and contributes to the parish’s Green Infrastructure network;</p> <p>9. Incorporate the use of local materials which are appropriate to the existing housing stock; and</p> <p>10. Positively respond to the local vernacular character of the parish.</p>	
<p><b>Policy 13: Sustainable Design</b></p> <p>Development proposals should seek to improve the sustainability of development.</p> <p>Development proposals should, where possible practicable and subject to other policies in this Plan, incorporate the following measures:</p> <ul style="list-style-type: none"> <li>a) Electric car charging points</li> <li>b) Solar panels of appropriate and unobstructive design.</li> <li>c) Solar heating panels, ground- and air-source heat systems.</li> </ul>	<p>Subject to Water Neutrality being demonstrated Policy 13 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 126-127, 153, 154, 155, 158</p>
<p><b>Policy 14: Housing Mix</b></p> <p>Development proposals should provide a mix of predominantly one, two and three, bedroom houses subject to any particular development needs of the site concerned.</p>	<p>Subject to Water Neutrality being demonstrated Policy 14 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 62</p>
<p><b>Policy 15: Parking Provision</b></p> <p>Development shall include provision of off-road parking for residents of, and visitors to, the development in compliance with West Sussex County Council requirements.</p>	<p>Policy 15 is consistent with the NPPF and carries significant weight.</p> <p>NPPF Para 107</p>
<p><b>Policy 16: Small-scale businesses</b></p>	<p>The Policy carries significant weight, but any development proposal will be required to demonstrate that it is water neutral</p>

Development proposals which enable the development of, or expansion of, small-scale businesses will be supported where:

- a) they are located within the built up area boundary; OR
- b) contained within existing buildings; OR
- c) are on previously-developed land.

Such business development must be shown to be viable, sustainable and likely to benefit the local economy.

The provision of viable small business premises or retail properties within new developments will also be supported where economically sustainable and in accordance with this policy.

In addition, development proposals will be supported where development:

- d) does not involve the loss of dwellings unless the benefit outweighs the loss;
- e) proposals are in keeping with the character and vitality of the local area;
- f) proposals respect local residential amenity; and
- g) proposals would not have an unacceptable impact on the local road network.

In this Policy, “small-scale” means a business operated by, or employing, less than 5 persons and which business can operate from a space up to 1000 sq m.

in order to establish that there is no adverse impact on the Arun Valley.