

Table of Key Changes to draft Regulation 19 Local Plan

Between September 2021 and December 2023

Chapter / Policy Name	Chapter / Policy No (2023 Draft)	Chapter / Policy No (2021 Draft)	Summary of Key Change(s)
Chapter 1 - Introduction	Chapter 1	Chapter 1	Updates to reflect proposed dates of Regulation 19 period of representation
Chapter 2 – Planning Context	Chapter 2	Chapter 2	Update to introduce the issue of Water Neutrality and update to include the most recent Council Plan (2023 -2027) and the wording of the Climate and Ecological emergency which was declared by the Council in June 2023.
Chapter 3 – Spatial Vision and Objectives	Chapter 3	Chapter 3	Amendments to reflect increased environmental and community focus of the plan
Chapter 4 – Policies for Growth and Change	Chapter 4	Chapter 4	Updates to reflect the impact of water neutrality on the ability of the Council to meet housing needs at the current time and reference to the NPPF requirements to consider a 30 year vision. Reference added to indicate that a future local plan review may need to consider whether development of a new settlement would be a more sustainable approach.
Sustainable Development	Strategic Policy 1	Strategic Policy 1	No change (NB: this is a standard government policy)
Development Hierarchy	Strategic Policy 2	Strategic Policy 2	Thakeham (The Street and High Bar Lane) re-classified as a ‘Smaller Village’. Reference to Cox Green in addition to Rudgwick and Buck’s Green.
Settlement Expansion	Strategic Policy 3	Strategic Policy 3	Policy requirement for proposals to demonstrate water neutrality added.

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Horsham Town	Strategic Policy 4	Strategic Policy 4	No Change ¹
Broadbridge Heath Quadrant	Strategic Policy 5	Strategic Policy 5	No Change
Chapter 5 – Climate Change and Water	Chapter 5	Chapter 9	Updates to supporting text to reflect the declaration of a climate and ecological emergency, and also to the issue of issue of water neutrality. Supporting text updated to make clear the Council’s expectations that development is as a minimum designed to be net zero in construction and operation, and highlights the intention to further update the evidence base to further embed climate emergency priorities, including as part of future local plan reviews.
Climate Change	Strategic Policy 6	Strategic Policy 36	No Change
Appropriate Energy Use	Strategic Policy 7	Policy 37	Updated to a Strategic Policy and additions to require monitoring and reporting on energy targets to help ensure targets are met
Sustainable Design and Construction	Strategic Policy 8	Strategic Policy 38	Amendments to Supporting text to refer to revised building regulations and expectation that these be exceeded where practicable. Criterion 1 a - updated to reflect 2021 Edition of 2010 Building Regulations (Part L) Criterion 1 c and 1 d - Water efficiency criterion removed – replaced with new Water Neutrality policy. Addition of criterion requiring a fabric first approach.

¹ Where policies have not been changed from the 2021 Cabinet documentation, this reflects that there have been no changes to our evidence base / government guidance that requires an update.

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Water Neutrality	Strategic Policy 9	N/A	New policy, reflecting need for the Local Plan to demonstrate water neutrality. Policy drafted with other authorities affected by water neutrality to ensure consistency and delivery of the offsetting solutions across the authorities affected by water neutrality.
Flooding	Strategic Policy 10	Strategic Policy 39	No Change
Chapter 6 – Conserving and Enhancing the Natural Environment	Chapter 6	Chapter 7	Updates to the supporting text to refer to the Council’s climate and ecological emergency. Updates to reflect changes to the Environment Act, Nature Recovery and biodiversity net gain requirements and the Council’s Green Infrastructure strategy.
Environmental Protection	Strategic Policy 11	Strategic Policy 24	No Change
Air Quality	Strategic Policy 12	Strategic Policy 25	Updated to ensure that air quality mitigation takes place during both construction and operation stages of development.
The Natural Environment and Landscape Character	Strategic Policy 13	Strategic Policy 26	Minor updates to make reference to Local Nature Recovery Strategy (as required by Environment Act 2021), and to supporting text to ensure schemes take account of existing and emerging neighbourhood plans.
Countryside Protection	Strategic Policy 14	Strategic Policy 27	Minor updates to supporting text to make reference to key landscape evidence base documents and the High Weald AONB Management Plan.
Settlement Coalescence	Strategic Policy 15	Strategic Policy 28	No Change
Protected Landscapes	Strategic Policy 16	Strategic Policy 29	No Change

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Green Infrastructure and Biodiversity	Strategic Policy 17	Strategic Policy 30	Updates to policy and supporting text. Biodiversity net gain threshold has been increased to 12% and requirement for other developments (other than large scale) to contribute to biodiversity net gain. Reference to updated Green Infrastructure Strategy and Nature recovery networks and greater consideration of ancient and veteran trees.
Local Green Space	Policy 18	Policy 31	No Change
Chapter 7 – Development Quality Design and Heritage	Chapter 7	Chapter 8	Changes as set out in policies below
Development Quality	Strategic Policy 19	Strategic Policy 32	Supportive text updated to make reference to beautiful buildings and places in accordance with NPPF updates. Reference to building for a health life toolkit and good street design to prioritise pedestrians and cyclists in the revised policy.
Development Principles	Strategic Policy 20	Strategic Policy 33	Criterion 7 – updated to include reference to provision of tree lined streets in accordance with NPPF updates. Reference to ensuring that consideration of street design takes account of needs of all users including those with disabilities / age / gender, to reflect outcome of Equalities impact assessment.
Heritage Assets and Managing Change within the Historic Environment	Policy 21	Policy 34	Update to number of Conservation Areas in the District (new CA – Park Terrace Gardens) and reference to programme of conservation area reviews. Reference to ensure applicants take account of the Historic England ‘at risk’ register.
Shop Fronts and Advertisements	Policy 22	Policy 35	No Change

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Chapter 8 – Infrastructure, Transport and Healthy Communities	Chapter 8	Chapter 10	Highlight in supporting text the lack of existing infrastructure is already a significant issue. Additional changes as set out in policies below
Infrastructure Provision	Strategic Policy 23	Strategic Policy 40	No Change
Sustainable Transport	Strategic Policy 24	Strategic Policy 41	<p>Significant updates to supporting text which in summary reflect that streets must be designed around people and not vehicles. Changes to the policy and supporting text, to reflect some of the recommendations of the Sustainable Transport Task and Finish Group including reference to e-cycles, Gear Change L TN1/20.</p> <p>Policy now emphasises need to comply with the National Design Guide and the National Design Code. Changes to transport mitigation measures to reflect updated spatial strategy.</p>
Parking	Policy 25	Policy 42	Update to supporting text to make clear cycle parking should be provided in line with adopted standards,. Policy amended to provide references to “adopted parking standards guidance”. Emphasised that cycle storage must be conveniently located. Added plug in facilities for electric cycle and mobility scooters.
Gatwick Airport Safeguarding	Policy 26	Policy 43	Minor amendments to the supporting text to reflect the latest updates to the Government’s Aviation Strategy and advice from Gatwick Airport Ltd on the aerodrome safeguarding zone.
Inclusive Communities, Health and Wellbeing (Strategic Policy 27	Strategic Policy 44	Supporting text and policy updated to ensure that developments take account of evidence requirements for all

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			genders, mental health and disability access. This reflects the outcomes of the Equalities Impact Assessment.
Community Facilities, Leisure and Recreation	Policy 28	Policy 45	Supporting text updated to ensure that facilities make provision for all groups of society (eg making space for girls) in line with outcomes of equalities impact assessment findings
Chapter 9 – Economic Development	Chapter 9	Chapter 5	Main changes as set out in policies below
New Employment	Strategic Policy 29	Strategic Policy 6	Updates to supporting text to provide further detail on outcomes of evidence base. Deletion of references to employment allocation at Buck Barn. Restriction of E(g) use classes (formerly B use classes) outside defined centres to ensure town centre uses are focussed within the centres.
Enhancing Existing Employment	Strategic Policy 30	Strategic Policy 7	No Change
Rural Economic Development	Policy 31	Policy 8	Reference to small and micro businesses providing key source of employment in many rural areas of the District
Conversion of Agricultural and Rural Building to Commercial, Community and Residential Uses	Policy 32	Policy 9	No Change
Equestrian Development	Policy 33	Policy 10	No Change
Tourism Facilities and Visitor Accommodation	Strategic Policy 34	Strategic Policy 11	No Change
Town Centre Hierarchy and Sequential Approach	Strategic Policy 35	Strategic Policy 12	No Change

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Town Centre Uses	Strategic Policy 36	Strategic Policy 13	No Change
Chapter 10 – Housing including Allocations	Chapter 10	Chapter 6 and Chapter 11	Revision to introduction to reflect 2021 census data, Updates to reflect the impact of water neutrality on the ability of the Council to meet housing needs at the current time reference to the 30 year vision as required by the NPPF
Housing Provision	Strategic Policy 37	Strategic Policy 14	Reduction in housing target from 1,100 homes a year to an average of 781. Based on a housing trajectory of 588 homes for years 1-5 and 862 a year thereafter. Removal of Buck Barn new settlement as an allocation
Meeting Local Housing Needs	Strategic Policy 38	Strategic Policy 15	Update to supporting text to ensure opportunities are given to market homes to local residents in the first instance.
Affordable Housing	Policy 39	Policy 16	Clear emphasis in supporting text that preference is for delivery of social rented homes. The policy now states that social rented housing will be prioritised over affordable rented, provided the site and its location are appropriate as informed by local evidence. Policy also updated to require 40% affordable housing west of Ifield. Removal of requirement for 25% of all affordable homes on a site to be First Homes (but does not prevent their provision) New text to state that eligibility for First Homes will be limited to income threshold

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Improving Housing Standards in the District	Policy 40	Policy 17	Minor update to the supporting text to reflect latest Census data and small policy wording amendment to clarify that developers must meet the full requirement for Wheelchair User dwellings.
Rural Exception Homes	Policy 41	Policy 18	No Change
Retirement Housing and Specialist Care	Policy 42	Policy 19	No Change
Gypsies and Travellers	Strategic Policy 43	Strategic Policy 20	Lane Top, Pulborough (5 pitches) and Buck Barn strategic site (15 pitches) removed as draft allocations. Fryern Park, Storrington added as draft allocation for additional 2 G&T pitches following appeal which concluded no planning impediment to pitch provision on this site. Overall draft allocation for 52 G&T pitches, down by 18 from 70 net additional pitches.
Rural Workers Accommodation	Policy 44	Policy 21	No Change
Replacement Dwellings and Housing Extensions in the Countryside	Policy 45	Policy 22	No Change
Ancillary Accommodation	Policy 46	Policy 23	Amendment to supporting to text and policy to outline the need for a visual link between the annexe and existing dwelling. Additional criteria setting out a sequential approach to the provision of where the ancillary accommodation is provided within the curtilage.
Strategic Development Principles	Strategic Policy HA1	Strategic Policy HA1	Removal of reference to new settlement

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Land West of Ifield	Strategic Policy HA2	Strategic Policy HA2	<p>Quantum of housing changed to approximately 3,000 (previously 3,250), of which 1,720 would come forward in the plan period. Clarity that and that there is no allocation of 10,000 homes and recognition that this quantum of development unlikely to deliver western link road between A264 and A23.</p> <p>Affordable housing requirement changed to 40% (from 35%) to reflect relationship of site with Crawley Update to 12% biodiversity net gain requirement and reference to presence and need to ensure no adverse impact on Bechstein’s bats and landscaping on western boundary.</p> <p>Identification of provision of land area for CLT (or similar) housing provision.</p>
Land North-West of Southwater	Strategic Policy HA3	Strategic Policy HA3	<p>Reduction of allocation to a total of 1000 homes of which 720 homes in the plan period, including 450 which are already allocated in the Neighbourhood Plan.</p> <p>Updates to refer for requirement for secondary school in supporting text – to be provided on land identified in NP and early in the plan period. Updates to reflect community concerns about the role of any new community centre which would be provided to support the development.</p> <p>Update to 12% biodiversity net gain requirement</p>
Land East of Billingshurst (RF)	Strategic Policy HA4	Strategic Policy HA4	<p>Update to supporting text and policy. In particular to reflect need for development to provide land for a primary school in early stages of the development. Further additions to support sustainable travel including new station car park and replacement pedestrian railway crossing. Continues commitment from HDC to work closely with the parish and</p>

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			community partnership to secure improved community facilities. 12% biodiversity net gain requirement
Land at Buck Barn	N/A	Strategic Policy HA5	Site Removed
Ashington	Strategic Policy HA5	Strategic Policy HA6	Update to supporting text to reflect community concerns raised around narrow roads in the Parish.
Barns Green	Strategic Policy HA6	Strategic Policy HA7	Inclusion of Old School Site (20 units) to reflect the Neighbourhood Plan allocation (which is not yet a Made Plan due to Water Neutrality delay) Removal of Slaughterford Farm (site now has planning permission) Update to supporting text to reflect status of Neighbourhood Plan
Broadbridge Heath	Strategic Policy HA7	Strategic Policy HA8	Update to reflect that scheme is designed to avoid land identified at being at risk from flooding.
Christ's Hospital	N/A	Strategic Policy HA9	Site Removed
Cowfold	Strategic Policy HA8	Strategic Policy HA10	Update to supporting text to reflect status of Neighbourhood Plan. Requirement for Landscape assessment, and need to consider impacts on AONB added to policy wording. Clarity that CW will only be supported if built development is on the southern part of the site.
Henfield	Strategic Policy HA9	Strategic Policy HA11	No Change
Horsham	Strategic Policy HA10	Strategic Policy HA12	Added criterion to Land at Hornbrook Farm to include safe pedestrian and cycling crossing to be provided, creation of extended riverside walk and protection of hedgerows and trees at Hornbook Farm. Land at Mercer Road policy to deliver safe crossing of the railway line.

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Kilnwood Vale	N/A	Strategic Policy HA13	Site Removed
Lower Beeding	Strategic Policy HA11	Strategic Policy HA14	Update to supporting text to reflect status of Neighbourhood Plan Inclusion of Land at Cyder Farm (6 units) to reflect the Neighbourhood Plan allocation Deletion of Land North of Sandygate Farm (site now has planning permission).
Partridge Green	Strategic Policy HA12	N/A	New site allocations (and explanation in supporting text of Neighbourhood Plan status which did not allocate land for housing development). <ul style="list-style-type: none"> - Land North of the Rosary (West of Church Road) - Land North of the Rise - Land at Dunstans Farm Policy criterion included to ensure connectivity / relationship between Land north of the Rise and Land at Dunstans Farm, together with references safe access on Littleworth Lane.
Pulborough	Strategic Policy HA13	Strategic Policy HA15	Deletion of New Place Farm (site has planning permission) and Greendene. Updates to supporting text to reflect community concerns about storm drainage.
Rudgwick and Bucks Green	Strategic Policy HA14	Strategic Policy HA16	Explanation in supporting text of Neighbourhood Plan status which did not allocate land for housing development. Additional criterion added to RD1 to protect heritage assets.
Rusper	Strategic Policy HA15	Strategic Policy HA17	Deletion of land at East Street (Site has planning permission).
Small Dole	Strategic Policy HA16	Strategic Policy HA18	Update to make clear access should be provided from the A2037, reflecting community feedback.

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Steyning	Strategic Policy HA17	Strategic Policy HA19	No Change
Storrington and Sullington	Strategic Policy HA18	Strategic Policy HA20	Amendment to wording to improve protection for heritage assets (Policy STO2)
Thakeham (The Street and High Bar Rise)	Strategic Policy HA19	Strategic Policy HA21	No Change
Warnham	Strategic Policy HA20	Strategic Policy HA22	Update to refer to road safety measures on Bell Road to reflect feedback from the local community.
West Chiltington and West Chiltington Common	Strategic Policy HA21	Strategic Policy HA23	No Change