Report to Cabinet

19 July 2018
By the Cabinet Member for Planning and Development
DECISION REQUIRED

Not Exempt

Heath Common Design Statement – Supplementary Planning Document

Executive Summary

Residents of Heath Common have updated the Heath Common Village Design Statement. This document was adopted as Supplementary Planning Guidance by Horsham District Council in 1999. The existing planning document has limited planning weight as it refers to out of date planning documents, and pre dates the National Planning Policy Framework.

It is proposed that the updated Design Statement is adopted as a Supplementary Planning Document. If adopted, the document will be used by Horsham District Council to aid the determination of planning applications.

The Heath Common Design Statement will provide officers and stakeholders with further information and guidance in relation to the policies in the Horsham District Planning Framework and the emerging Storrington, Sullington & Washington Neighbourhood Plan.

Recommendations

The Cabinet is recommended:

i) To note the content of the consultation responses submitted to Horsham District Council, a summary of which are provided in Appendix 1.

ii) To note the recommendation of Policy Development Advisory Group set out in 5.3 below and the consequent amendment to include in the Heath Common Design Statement the paragraph set out in 5.4 below.

iii) To approve the Heath Common Design Statement as a Supplementary Planning Document (SPD) for adoption to supplement the Development Plan and to replace the Heath Common Village Design Statement SPG 1999. The proposed SPD is attached as Appendix 2.

iv) That the Cabinet Member for Planning and Development has delegated authority to agree minor editorial changes to the SPD.

Reasons for Recommendations

i) To take account of all consultation responses made in relation to the draft Heath Common Design Statement SPD.

ii) To enable the amended Heath Common Design Statement SPD, which takes into account the representations submitted, to be adopted as planning guidance to be used as a material consideration in the determination of relevant planning applications.

Background Papers

Horsham District Planning Framework (HDPF) November 2015
Storrington, Sullington & Washington Neighbourhood Plan 2018-2031 - Submission Plan 2018
Draft Heath Common Design Statement, March 2018

Wards affected:

Chantry

Contact: Barbara Childs, Head of Strategic Planning, ext 5181

Background Information

1 Introduction and Background

1.1 Residents of Heath Common have updated the Heath Common Village Design Statement. This document was adopted as Supplementary Planning Guidance by Horsham District Council in 1999. The existing planning document has limited planning weight as it refers to out of date planning documents, and pre dates the National Planning Policy Framework.

1.2 It is proposed that the updated Design Statement is adopted as a Supplementary Planning Document. If adopted, the document will be used by Horsham District Council to aid the determination of planning applications.

1.3 The Heath Common Design Statement will provide officers and stakeholders with further information and guidance in relation to the policies in the Horsham District Planning Framework and the emerging Storrington, Sullington & Washington Neighbourhood Plan.

2 Relevant Council policy

2.1 The Horsham District Planning Framework (HDPF) is the relevant plan that sets out how growth and development will take place in the district in the period to 2031. Policy 32 of the HDPF sets out guidance on how the quality of new development will be considered and includes matters such as design, character and sense of place. The Heath Common Design Statement would therefore supplement Policy 32 of the HDPF and its other policies including policies 2, 3, 25, 29, 31, 33, 39, 40 and 41.

2.2 The Parishes of Storrington & Sullington and, Washington have produced a draft joint Neighbourhood Plan which has been subject to Regulation 16 consultation is currently at Examination. Should the Neighbourhood Plan satisfy all requirements at Examination and obtain support from more than 50% of voters at referendum the plan will be made, when it will form part of the Statutory Development Plan alongside the HDPF.

3 Details

3.1 The Heath Common Design Statement SPD updates the Heath Common Village Design Statement which was adopted as Supplementary Planning Guidance (SPG) in 1999. It seeks to align with current planning policy whilst continuing to protect the unique character of the area.

3.2 The SPD was prepared by residents in Heath Common, with support from Washington Parish Council, as a way of providing officers and stakeholders with up-to-date information and guidance in relation to the application of development plan policies in the Heath Common area. A draft document was then shared with officers at Horsham District Council who provided a number of suggestions and clarifications. Amendments to the draft document were made in light of this feedback.

3.3 On the 13 March 2018 the Cabinet Member for Planning and Development agreed that the draft Heath Common Design Statement SPD be published for a four week consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation was held between 16 March 2018 and 13 April 2018. In accordance with the legal requirements statutory consultees including adjacent Parish Councils and Districts together with organisations such as the Environment Agency, Natural England and Historic England were informed of the consultation and invited to comment. In addition an advert was released in the District Post and a copy of the draft SPD was made available in Storrington Library as well as on the Horsham District Council website and at its offices. Washington Parish Council also made a copy of the notice of consultation available within the consultation area and held a hard copy of the document for viewing.

3.4 Seventeen representations were received on the consultation. These were shared with the lead Heath Common authors via Washington Parish Council and can be broken down as follows:

- Three representations made no specific comment.
- Seven representations offered support, although three of the seven suggested some modification.
- Three representations made no specific reference to the Design Statement but supported the protection of Longbury Hill Woods.
- Four representations raised objections or significant concerns.

3.5 The key issues raised in the representations related to the following:

- a lack of clarity in the content of the document and its map particularly in respect of the geographical area covered;
- the appropriateness of some of the restrictive requirements,
- traffic and the rights of way,
- public access, and
- the protection of Sandgate Country Park and Longbury Hill Woods.

3.6 Amendments to the document were made taking into account the representations submitted. The draft design statement was reformatted to provide clarity on the following:

- the geographical area covered,
- the character and appearance of the design statement area, and
- the guidance criteria which were amended to comply with planning requirements.

3.7 The sections removed from the main report now form appendices. The former appendices have now been deleted but, if relevant, text has been incorporated into other sections of the document. All the representations and consequent amendments to the Heath Common Design Statement SPD are set out in more detail in the Statement of Consultation which is provided in Appendix 1.

3.8 The Heath Common Design Statement is now comprised of three sections with a map at the beginning and two appendices at the end. The key sections of the document are as follows:

1) Introduction – which sets the character and appearance of the area.
2) Detailed Planning Guidance Criteria – which sets out the criteria which future development should take into account.

3) Conclusion

4 Next Steps

4.1 If the adoption of the Heath Common Design Statement as a Supplementary Planning Document is agreed, it will provide further guidance and advice on the interpretation of policy and used to inform planning decisions within the Heath Common area.

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

5.1 As set out above, Heath Common Residents with the support of Washington Parish Council were the key authors of the design statement. The Council undertook extensive consultation during the preparation of the Heath Common Design Statement Supplementary Planning Document in accordance with Regulations. West Sussex County Council and the South Downs National Park Authority were consulted and their comments informed the final document. In addition to the detail set out above and in section 3 and Appendix 1, the local ward Members were advised of the consultation.

5.2 The Monitoring Officer and the Head of Finance were consulted. The Monitoring Officer had no comments. The Head of Finance had no comments in respect of the financial / resources implications from this work.

5.3 This matter has been considered by the Planning and Development Policy Development Advisory Group on the 5 July 2018. It supported the recommendations and suggested the inclusion of text in the design statement to address its planning status.

5.4 Further to the suggestion of the Planning and Development Policy Development Advisory Group the Heath Common Design Statement was amended to include the following heading and paragraph:

"**What is a Supplementary Planning Document?**
Supplementary Planning Documents (SPDs) add further detail to the policies in the Development Plan (which includes Local plans and Neighbourhood Development Plans). They provide further guidance for development on specific sites or areas, and/or on particular issues, such as design. SPDs do not form planning policy but are a material consideration that can be taken into account when determining a planning application. All SPDs are subject to a period of formal consultation and approval. This SPD was adopted by the Horsham District Council's Cabinet on XXXX."

6 Other Courses of Action Considered but Rejected

6.1 A separate course of action would be to not progress this document for adoption as a Supplementary Planning Document. This has been rejected because of the adopted Heath Common Village Design Statement Supplementary Planning Guidance 1999 is now out of date as it makes reference to planning policies which were in place in the 1997 Local Plan and considerably pre-dates the National Planning Policy Framework and Horsham District Planning Framework. Whilst the

1999 document could just be revoked this would have gone against the wishes of the local community and 'localism', and would have removed guidance setting out and relating to the special character of this area.

6.2 Another course of action would be to revoke the 1999 document and to include an area specific policy with supporting text in the emerging Storrington, Sullington & Washington Neighbourhood Plan or in the Local Plan when it is reviewed. This has been rejected because this would unduly delay the neighbourhood plan which is now at the examination stage and the adoption of a reviewed Local Plan is not programmed for the near future.

7 Resource Consequences

7.1 There are no financial consequences arising from the preparation and adoption of this document.

7.2 There are no staffing consequences arising from the preparation of this document.

8 Legal Consequences

8.1 The Supplementary Planning Document (SPD) is not a statutory document but if prepared there is a statutory process that should be followed. The legal requirements in relation to its preparation and adoption as a local development document are prescribed by the Town and Country Planning (Local Planning) (England) Regulations 2012 (the 2012 Regulations).

8.2 The proposed SPD, if adopted, will be considered during the planning process.

8.3 Paragraph 9.1 below should be noted.

9 Risk Assessment

9.1 Following the adoption of the SPD there is a six week period when the decision to adopt the SPD can be judicially reviewed. However the Council has undertaken extensive consultation in accordance with the relevant planning legislation in order to minimise the risk of the SPD being successfully challenged.

10 Other Considerations

10.1 There are no Crime & Disorder; Human Rights; Equality & Diversity and Sustainability consequences resulting from this decision.

Appendix 1

SUPPLEMENTARY PLANNING DOCUMENT – HEATH COMMON DESIGN STATEMENT
STATEMENT OF CONSULTATION – JULY 2018

Introduction

This statement has been prepared by Horsham District Council and sets out the details of whom the Council consulted following the preparation of the draft Heath Common Design Statement, which was prepared by Heath Common residents in consultation with Washington Parish Council and Horsham District Council[1]. This statement also sets out the issues raised and how the issues have been addressed in the final Heath Common Design Statement which was adopted as a Supplementary Planning Document (SPD) at Cabinet on the XXXX.

Horsham District Council consulted statutory consultees, including adjacent Parish Councils. The local community and other stakeholders were invited to comment through a press notice in the District Post, the display of notices by Washington Parish Council and also via the District Council website. During the four week consultation period, between 16 March and 13 April 2018, the draft document was available to view at Horsham District Council office, Storrington Library and also online. Washington Parish Council also held a hard copy of the draft document. The consultation was conducted in line with Horsham District Council's Statement of Community Involvement (SCI).

Seventeen[2] responses were received. Seven offered support, although three suggested some modification. Four raised objections or significant concerns. Three gave no comment. Three did not provide a clear reference to the design statement but offered support for the protection of Longbury Hill Woods which has been subject to some tree felling and lies within the design statement area. The key issues raised in respect of the draft design statement related to a lack of clarity in its content and map particularly the geographical area covered; the appropriateness of some of the restrictive requirements; traffic and the rights of way; public access; and the protection of Sandgate Country Park and Longbury Hill Woods. The following table sets out the issues raised by respondents and how they have been addressed in the final design statement.

[1] The Heath Common Design Statement (July 2018) replaces, upon adoption, the Heath Common Village Design Statement adopted in 1999.

[2] Please note that the seventeen responses includes joint submissions from a husband and wife, or similar, as one response.

Draft Heath Common Design Statement March 2018 – Representations and Proposed Actions

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
Southern Water	Having reviewed the document, Southern Water have no comments to make on this occasion.	Noted. **No Action Required**
Environment Agency	No comments to make on the Design Statement itself.	Noted. **No Action Required**
Natural England	The Design statement is not considered to pose any likely risk or opportunity in relation to Natural England's statutory purpose, so Natural England does not wish to comment on this consultation.	Noted. **No Action Required**
West Sussex County Council (WSCC) (Officer response)	WSCC raises concerns *(objections)* unless amended for the following reasons: a) The Lanes – the design statement suggests "The Lanes are at saturation point and a major Traffic Survey has been undertaken". Appropriate evidence must be provided because 'narrow lanes' does not necessarily mean in technical highway capacity terms that they are at saturation point. b) Section 2, Scale of Dwellings, criterion 1 – It is unclear if it is viewed that the maximum level of development has been reached because of traffic implications or plot sizes and housing density levels. Clarification is required. A 1:1 replacement restriction due to the transport implications would not accord with the National Planning Policy Framework (NPPF)[3]. Evidence is required for the claim that the roads within the area "are fully stretched by current traffic levels". c) Section 2, Scale of Dwellings, criterion 6 – requires that	Comments noted and the following actions have been undertaken: a) Design statement **amended to remove all references to the Lanes being at saturation point** b) Criterion 1 **amended to remove reference to 1:1 replacement of dwellings** and the **guidance in respect of plot subdivision has been amended to remove undue restrictions** c) Criterion 6 (now criterion 18) **amended to set out a preferred approach to access and to avoid placing an undue blanket ban on new access points**

[3] The NPPF states that "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe"

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	any new single dwelling does not create a new access onto the Lanes network. Unclear if this is for highway or other design, character or ecological reasons. WSCC is unable to put a blanket ban on new access points across the area for transport reasons (each crossover must be judged on its merits).	
West Sussex Local Access Forum (WSLAF)	WSLAF supports the design statement for the following reasons: • Safety of PROW users - Housing development increases traffic on local roads/lanes used by walkers, cyclists and equestrians as links in the prow network and problems are arising in the county. The safety of these users should be taken into account in planning decisions. • Attractiveness of routes for non-motorised users (NMU) – increasing NMU activities is enshrined in policy and infrastructure must be enjoyable/pleasurable experience. The PROW in this area are strategically important safe routes for NMUs and their character should be protected and traffic on the lanes should not increase. • Forum is aware of frequent requests for a safe NMU crossing of the A283, especially for equestrians, from Georges Lane and Hampers Lane to the south.	Noted. **No Action Required**
South Downs National Park Authority (SDNPA)	SDNPA raises concerns *(objections)* unless amended for the following reasons: a) Geographical scope of the document and map - this should be made clearer in the text and the map (showing National Park boundary). As it stands the National Park should be excluded unless the design statement and its	Comments notes and the following actions have been undertaken: a) The **map and design statement amended to provide clarity over the geographical area covered and a clearer focus on the scope of the**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	SEA are to start afresh as joint documents with SDNPA with respective links to national park policy. Joint documents may suffer significant delay due to SDNPA's existing work programme. b) "Area of Outstanding Natural Beauty" (which no longer exists) should be amended to read "National Park". c) "Sussex Downs" should be amended to read "South Downs". d) The Sussex Downs: Second sentence is unclear. Suggest amending this section entirely to incorporate text from the South Downs Partnership Management Plan particularly Chapter 2. This sets out the purposes and duty of the National Park and the key areas SDNPA is working on, a number of which may apply to this area. e) Section 2: Guidance Criteria – Could be enhanced by adding criteria relating to the setting of the National Park and any development that may take place close to its boundary – referencing characteristics to be enhanced or features to be avoided. f) The Lanes and Lighting – "unlit parish status" is not a designation recognised by SDNPA or WSCC. The National Park is an International Dark Sky Reserve. Instead could refer to the emerging South Downs Local Plan policy SD8 Dark Night Skies or incorporate some of	**document**. The area does not include any land within the National Park b) The **reference to "Area of Outstanding Natural Beauty" has been amended to read "National Park"**. c) The **reference to "Sussex Downs" has been amended to read "South Downs"**. d) The document has been amended to provide clarity over the area and scope of the design statement. The South Downs fall outside the design statement area and the respective text has been moved into the appendices. It is considered the suggested inclusion of text from the South Downs Partnership Management Plan would add undue detail given the scope of the design statement. **Text from the South Downs Partnership Management Plan has not been added for the reasons detailed but reference to the future planning and management of the landscape has been included to provide clarity**. e) **A criterion has been included to address proposals within the setting of the National Park**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	its text.	f) WSCC classifies some areas as "unlit" and in February 2015 the County Council's street lighting team included Washington Parish as an unlit area. **The criterion relating to lighting has been amended to add clarity**.
Thakeham Parish Council	Thakeham Parish Council supports the intentions of the design statement. However some concerns *(objections)* are raised over its format and scope and how it will sit alongside local Neighbourhood Plans (NPs) in the current planning framework. These are as follows: a) The design statement updates rather than re-writes the original, which predated NPs. As a result it may not fit the 'modern' remit which is a document subsidiary to planning policies in relevant local NP focussing on design issues (see Nuthurst DS). The document makes several substantive and restrictive planning statements which should be in a NP (subject to validation by independent examination) and don't belong in a design statement because they will be set aside via legal challenge. This could be counter-productive to the authors' intentions and should be reconsidered. In particular the document indicates: o There should be zero further 'windfall' gains – this implies an exemption to the general planning framework o Forbids the creation of any new access points onto the lanes in the area b) Geographical Scope of the HCDS and map – this should	Comments notes and the following actions have been undertaken: a) **The design statement has been reformatted and amended to provide clarity over its scope and focus**. **The unduly restrictive criteria have been amended to accord with the status of the design statement as a supplementary planning document. The appendices have been deleted whilst much of the draft revised design statement's main report forms new appendices.** b) The **map and design statement document have been amended and reformatted to provide clarity over the geographical area covered and scope** of the design statement. c) The query regarding **residents' profile is addressed via the reformatting of the document and removal of undue restrictions**. d) The **'home working' reference has**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	be made clearer in the text and the map (showing parish boundaries). Query the map on page 2 which inaccurately shows land within the BUAB in Thakeham Parish west of Bracken Lane labelled/coloured as 'Countryside Policy' c) Residents' profile - Query if the 'policies' of the design statement apply, in a reasonable way, to its residents' profile. Document seeks to resist infill and control property modifications when existing plots may be larger than residents can cope with in future. d) Traffic volume management in The Lanes – suggest reviewing the 'home working' statement (or deletion) as it could be counter-productive, it could lead to changes of use from C3 dwellings. e) Section 2, Scale of Dwellings, criterion 1 – second sentence may be clearer if written in terms of plots 'not being sub-divided' rather than ratio of 1:1 replacement. f) Section 2, Scale of Dwellings, criterion 3 – 'open plan development' has not be defined and this could be an unreasonable stipulation. g) Section 2, Scale of Dwellings, criterion 6 – unclear if intended to mean 'additional' as opposed to 'new' access h) Public access and value to informal recreation – text does not always succeed in balancing support for public access, fundamental to area's history as a Common and facilitated by National trust, with a wish to restrict access to outsiders. The document may benefit from review to avoid suggesting the area has a special 'exclusive' or 'superior' aspect which is not an appropriate planning	**been amended** to provide clarity. e) **Criterion 1 amended and the reference to 1:1 replacement deleted.** f) The **reference to 'open plan development' has been deleted** for reasons of clarity. g) The **criterion relating to access has been amended** to add clarity. h) The query regarding **public access and informal recreation are addressed via the reformatting of the document and the amendments to clarify its scope**. i) **A criterion has been included to address emergency vehicles**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	consideration. i) Emergency vehicle access – given the private status, nature and condition of the bridleways suggest the document acknowledge the potential difficulty for emergency vehicles.	
Heath Common Residents Association	Heath Common Residents Association welcome the updated design statement.	Support welcomed and noted. **No Action Required.**
Sandgate Conservation Society	Sandgate Conservation Society supports the design statement, in particular, the reference to the Sandgate Country Park proposal. However request the following modifications: a) Inclusion of the formation of Water Lane Country Park – believe the condition imposed on Millford Grange permission requires provision of two country park areas comprising Millford Grange Country Park (north of development site) and Water Lane Country Park (south of Sandgate Park and north of secured Cemex and Britanniacrest quarries – its future use is referenced in the District's 2014 open space assessment). These form Phase 1 of Sandgate Country Park. b) Water Lane Country Park should be designated a Local Green Space in the neighbourhood plan and the design statement should support such designation and give it greater prominence as part of phase 1 of Sandgate Country Park c) Page 4 – replace "RMC" with "Cemex" who are now the owners of the quarry referenced d) Page 5 – amend to reflect Red Kites are seen more often	Support welcomed and noted. The following actions have been undertaken: a) The document has been amended to provide clarity over the area and scope of the design statement as sought by other respondents. Sandgate Country Park falls outside the design statement area and the respective text has been moved into the appendices. It is considered the suggested referencing of a specific area within the Country Park would add undue detail given the scope of the design statement. For the above reasons **no reference to Water Lane Country Park has been added**. b) For the above reason and because the design statement cannot designate a Local Green Space the document has not been amended to offer support for the designation of Water Lane County

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	than 'occasional' e) Page 6 – Sandgate Park, generally referred to as Sandgate Woods in the Design Statement, is not a SSSI but a LWS (formerly referred to as SNCI) – correctly described on pages 4 and 10. Sullington Warren is the SSSI. f) Ensure Millford Grange is spelt with two "L's" throughout document.	Park as a Local Green Space. **No respective amendment undertaken**. c) The **reference to 'RMC' has been amended to read 'Cemex'** as suggested**.** d) Due to the amendments to the document, as raised above, the reference to Red Kites has been moved into the appendices. The suggestion would require the rewriting of the section which is considered disproportionate to the merits of the outcome given the lack of submitted evidence. **No respective amendment undertaken**. e) The **status of Sandgate Park/Woods has been amended from SSSI to LWS**. f) All **references to Millford Grange have been amended to include two 2 "L's"**
01	Support the design statement and provide the following comments and suggested modifications: a) The map is an improvement on previous version b) Hazelwood Close and Blueberry Hill - not public footpaths/bridleways but should be included in the Lanes 'definition' for clarity c) non-resident vehicular access - unclear if document seeks to constrain such access to the Warren Hill Car	Supported welcomed and comments noted. The following actions have been undertaken: a) **Further improvements to the map undertaken to address other responses.** b) **Reference to the Hazelwood Close and Blueberry Hill have been**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	Park. Clarification required. Suggest public/non-resident pay and display or equivalent to allow donations to go to the Lanes road repair funds d) Longbury Hill area - fully support its designation as Green Space e) Hampers Lane and The Lanes road repairs – suggest inserting in the document a strong message of inherent/expected obligation on Hampers Lane and The Lanes residents to donate to the lane's repair f) Support the Sandgate Country Park proposal and green walkway and agree vehicle access should be controlled – see comments above g) Thakeham Tile Works – agree Washington Parish Council must be a consultee on any development. Suggest Heath Common residents, particularly on Hampers Lane and lanes to the west, are also notified of any development h) TPO's and special trees – works to these trees should automatically step to committee level decision at HDC. Suggest additional emphasis on 'important trees' and trees subject to TPO i) List of planning applications in appendices – concern over potential misuse of this information if retained in document. Clarification should be given for why items are listed eg merely to indicate the increase in traffic or to indicate that 'major rebuilds' do not meet the document's guidelines which is disputed in the case of Mulberry.	**included**. c) Non-resident vehicular access and parking charges fall outside the scope of the design statement. **No Action Required.** d) The designation of Local Green Space falls outside the scope of the design statement. **No Action Required.** e) The repair of the private lanes falls outside the general scope of the design statement. **No Action Required.** f) Support for the Sandgate Country Park and green walkway are noted. **No Action Required.** g) The notification of planning proposals relates to service delivery and falls outside the scope of the design statement. **No Action Required.** h) The suggestions regarding trees relate to service delivery, legislative requirements and matters that are addressed in development plan policies. **No Action Required.** i) **The appendix listing planning applications has been deleted**
02	Support the Heath Common Design Statement for the following reasons:	Supported welcomed and comments noted. The replanting of recently felled

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	• Rural nature of area is special – it should be kept semi-rural with low density housing and plenty of green spaces. • Biodiversity and wildlife. • Walking – on quiet lanes, footpaths and Bridleways. • Quietness and tranquillity. • Longbury Hill Wood – particularly special green space which should be retained (habitat for badgers, foxes, woodpeckers, nuthatches owls, buzzards and bats). The trees cleared are subject to replanting – suggest this done ASAP. • Traffic- Rock Road has become busier any extra housing would contribute to road noise, air pollution and difficulty at the several lane junctions with Rock Road. Suggest including traffic calming on Rock Road.	trees and traffic calming falls outside the scope of the design statement. **No Action Required.**
03	Object to the Design Statement for the following reasons: a) Cannot say area has reached saturation point. In past 30 years never experienced gridlock on the lanes. Sandy/Hampers/Bracken Lanes work well given patience and willingness to pull in to allow passing. Agree no possibility of widening the lane nor is it desirable. However the Horsham District Council requirement for additional development to provide more passing places on Hampers Lane eases impact on the Lanes. Consideration could be given as to how to halt unlawful vehicular access by those with no rights to use them. b) Area is unique and overcrowding should be avoided however should not be over restrictive - plot subdivision will be acceptable in some instances.	Comments noted and the following actions have been undertaken: a) Taking into account the comments from West Sussex County Council and the lack of evidence all **references to the area/lanes being at saturation point have been removed from the design statement**. b) The **reference to 1:1 replacement of dwellings has been removed and the guidance in respect of plot subdivision has been amended to remove undue restrictions**.

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
04	Support the adoption of the design statement as an SPD - particularly important given the proposed redevelopment of the Thakeham Tiles site on Rock Road adjacent to Heath Common.	Support welcomed and noted. **No Action Required.**
05	Support the adoption of the Heath Common Design Statement as a SPD. Specific reasons given: • Longbury Hill Wood should be allocate a green space. • This beautiful area should not be developed.	Support welcomed and noted. The design statement is not seeking the development of the woods or seeking to undermine the protection already afforded the woods. A design statement to be adopted as a supplementary planning document cannot 'allocate' or 'designate' land as green space, this is a matter for the Development Plan (for example a Neighbourhood Development Plan and/or Local Plan). **No Action Required**.

06	• Longbury Hill Wood – should be protected. Not opposed to felling and replanting. Opposed to housing development because it would:
	  ○ increase pollution in Storrington/closest shopping area;
	  ○ cause rural overload given the proposed 100 homes at Thakeham Tiles Ltd;
	  ○ be too much too soon - the area/District has done its bit and needs respite;
	  ○ ruin the rural ambience – already affected by development at the old engineering works/Hampers Lane which increased traffic and pollution
	  ○ over populate the area that lies 6 miles from a
		Support for the protection of Longbury Hill Wood is noted. For the reasons detailed above - **No Action Required.**

Organisation / Respondent Number	Summary of Comments	Proposed Action / Response
	supermarket (the demand for one more local would increase with population)	
07	• Longbury Hill Wood – should be a Local Green Space. Live in the area for its wooded and secluded nature (and consequent quality of life). The woods provide: o aesthetic beauty; o wildlife habitat; o sound and pollution buffer.	Support for the protection of Longbury Hill Wood is noted. For the reasons detailed above - **No Action Required**.
08	• Support the use of Longbury Hill Wood as a local "Green Space" for the following reasons: o it is a unique opportunity to provide access to a historic and beautiful place in the Sussex countryside o development would be disastrous and the site should be preserved for future generations o Given the extent of development in surrounding villages and towns (Billingshurst, Thakeham, Southwater etc.) it can only improve on the paucity of open space available to the community	Support for the protection of Longbury Hill Wood is noted. For the reasons detailed above - **No Action Required.**

Other consultees from whom responses were not received include the following[4]:

Arun District Council	Ashington Parish Council	Coal Authority	EDF
EMF (Vodafone and O2)	English Heritage	Findon Parish Council	Forestry Commision
Highways England (which replaces the Highways Agency)	Homes England (which replaces the Homes and Community Agency)	Marine Management Organisation	Mobile UK
National Trust	Network Rail	NHS	NHS/CCG
Scotia Gas Networks	Scottish Southern	Sport England	Storrington & Sullington Parish Council
Sussex Police	UK Power Networks (UKPN)	Wiston Parish Council	

Strategic Environmental Assessment Screening Opinion
With regard to the Strategic Environmental Assessment screening opinion the three statutory consultees[5] were consulted and the document was made available for comment, alongside the draft design statement, during the four week consultation period detailed above.

Strategic Environmental Assessment (SEA) for the revised draft Heath Common Design Statement March 2018 - Representations and Proposed Actions

Organisation / Name of respondent	Summary of Comments	Proposed Action / Response
Environment Agency	Environment Agency endorse the SEA screening opinion decision and confirm that as the document is implementing policies already assessed through the Local Plan process further assessment is not required at this stage.	Noted. **No Action Required**

[4] NB Washington Parish Council was involved in the writing of the design statement.
[5] SEA statutory consultees: Environment Agency, Natural England and Historic England.

Organisation / Name of respondent	Summary of Comments	Proposed Action / Response
Natural England	Natural England agree with the conclusion that the draft Heath Common Design Statement does not require an SEA under the Assessment of Environmental Plans and Programmes Regulation (2004).	Noted. **No Action Required**
Historic England	Historic England's view, in light of the Environmental Assessment of Plans and Programmes Regulations 2004, is that a SEA is not required in this instance.	Noted. **No Action Required**
South Downs National Park Authority (SDNPA)	There is a lack of clarity over the geographical area to which the design statement relates and consequently whether the design statement is to be taken forward as a joint Supplementary Planning Document (SPD) with the SDNPA. If it is progressed as a joint document an amendment to the SEA screening opinion would be required because it currently makes no reference to the National Park.	Comments noted. Clarification has been included within the design statement to make clear the geographical area covered by the design statement. The design statement area does not include land within the National Park. As highlighted in the SEA the design statement does not introduce any new policy requirements. Instead it provides supplementary guidance on policies already assessed. It does not have any additional impacts on the value or vulnerability of social, economic or environmental features that have been previously considered. **No Action Required**

Appendix 2

HEATH COMMON DESIGN STATEMENT

Supplementary Planning Document

Adopted [DATE] *(Subject to Cabinet Approval)*

What is a Supplementary Planning Document?

Supplementary Planning Documents (SPDs) add further detail to the policies in the Development Plan (which includes Local plans and Neighbourhood Development Plans). They provide further guidance for development on specific sites or areas, and/or on particular issues, such as design. SPDs do not form planning policy but are a material consideration that can be taken into account when determining a planning application. All SPDs are subject to a period of formal consultation and approval. This SPD was adopted by the Horsham District Council's Cabinet on XXXX.

HEATH COMMON DESIGN STATEMENT

Prepared by Residents of Heath Common with the support of Washington Parish Council and the guidance of Horsham District Council

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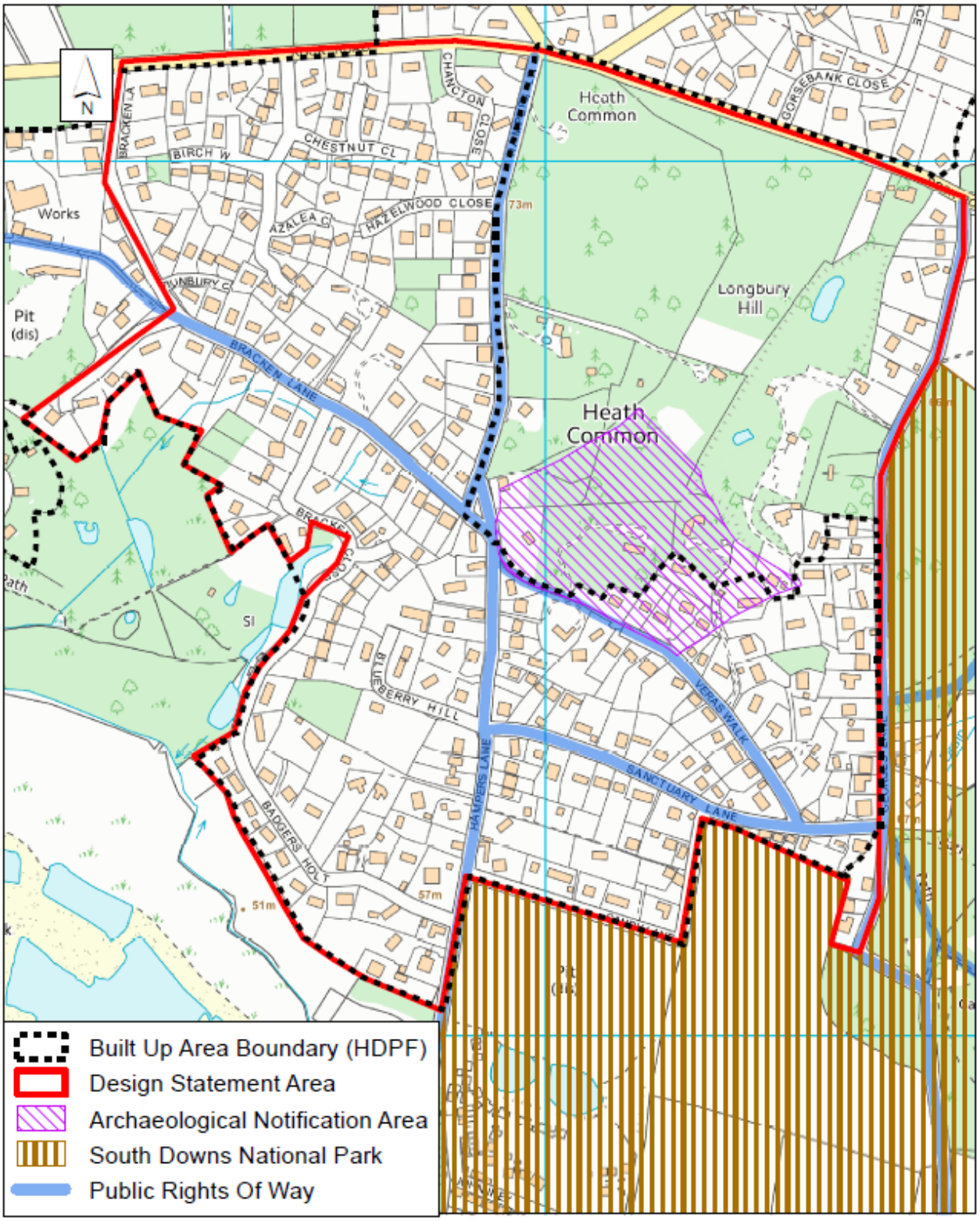
Heath Common Design Statement Area



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1) INTRODUCTION

1.1 Sitting on the edge of the South Downs National Park, Heath Common lies in the Parish of Washington at the junction with the Parishes of Sullington, Thakeham, and Ashington in the county of West Sussex. At the core of this area are a number of narrow interlinked lanes referred to locally as "the Lanes" the majority of which are private and many are either a public bridleway or public footpath. Haphazardly set along the Lanes lie low density characterful, generally secluded, detached houses with large open-wooded and relatively natural gardens which respect the wooded and heathland landscape and biodiversity. The pattern of development in the area is an informal one and spacious in character, the degree of space between individual properties and their boundaries is noticeable. Whilst the buildings in the area are of varied designs, for the most part they are of a traditional vernacular.

1.2 The character of the area reflects its historical roots. The development of Heath Common began in the early 1920's when a young woman, Vera Pragnell, bought about 19 acres of common and 8 acres of arable land and attracted a commune of free spirits. In the 1930's, as the commune broke up, the early temporary shelters of caravans, old buses and shacks began to give way to more permanent small haphazard dwellings. A few of Vera's original properties survive today whilst many have been updated over time. In the 1990's the residents recognised the area had a strong sense of place and a unique local distinctiveness worthy of reinforcing and with the efforts of the Heath Common Residents Association and others created the first ever Village Design Statement within Horsham District Council. The plan was first adopted by Horsham District Council in 1999 and was a key document in guiding planning policy for almost twenty years, protecting the unique value of the area and preserving its rural calm.

1.3 With the passage of time the area has come under increasing pressure both from a number of substantial infill planning applications and the growth of traffic using the lanes, both motorised and non-motorised traffic generated by residents and recreational users of the rights of way, which has on occasion caused gridlock. The area's spacious sylvan semi-rural character and appearance and its range of individual eclectic dwellings have come increasingly under threat from suburbanization. The biggest challenge to the character of Heath Common

going forward is the impact of future infill dwellings, the general ongoing wish to increase the size of dwellings, as well as the consequent increase in traffic particularly on the through Lanes which, as public rights of way, are used for informal recreation.

1.4 It became clear that action was needed to help reinforce the local distinctiveness and to avoid damage to the spacious low density character and integrity of the private lanes including their ability to function as safe public rights of way. A working party of residents (at the request of Horsham District Council) set about completing a comprehensive update to this important document. The updated design statement seeks to ensure its continued relevance to the special characteristics which define Heath Common whilst recognising the need to align these virtues with current planning policy in Horsham District and the more recent sustainability issues introduced in more recent planning laws and not addressed in the original guide. Adoption by Horsham District Council as a Supplementary Planning Guidance will ensure it remains an integral part of the planning process working alongside the Horsham District Planning Framework (HDPF).

1.5 The updated Design Statement applies to the Lanes area within the Parish of Washington in the built-up area boundary, as defined in the Development Plan (eg HDPF and/or a made Neighbourhood Plan). However the Lanes do not sit in isolation and the surrounding countryside is as important to the character of the area and should therefore be taken into account when assessing development proposals. Regard should therefore also be given to this design statement where development outside the Lanes will have an impact upon them. Further information on the Lanes, its unique character and the wider area is set out in Appendix 1.

1.6 The Lanes are private except for Thakeham Copse, off Rock Road, and the cul-de-sacs it serves (Birchway, Pine Close, Chestnut Close, Oak Avenue and Azalea Close). The private through lanes are either a public bridleway or public footpath which provide valuable opportunities for informal recreation (Hampers Lane, Georges Lane, Sanctuary Lane, Veras Walk and Bracken Lane). The privately maintained lanes are single track with occasional passing spaces and no pavements, they are often no wider than 3 metres. The lanes are narrow and unlit, in line with Washington Parish's status as an "unlit parish", and there is little possibility of widening or improving the existing network of lanes. The lane structure is part and parcel of the character of the area. These factors are therefore important when assessing the impact of development on the area's distinctive semi-rural sylvan character and appearance.

1.7 This Design Statement provides additional planning guidance on the policies contained in the HDPF and the Neighbourhood Plan (once made) with regard to the Heath Common 'Lanes'. In particular, the policies that relate to the following:

a) Development principles
b) The quality of new development
c) Character and environment
d) Environmental protection
e) Biodiversity and green infrastructure
f) The setting of the South Downs National Park
g) Infrastructure provision
h) Parking and sustainable travel
i) Recreation, leisure and inclusive communities
j) Equestrian development
k) Visitor attractions

2) DETAILED PLANNING GUIDANCE CRITERIA

SCALE OF DEVELOPMENT

New buildings:

1. Proposals should reflect the area's low density (5 dwellings per hectare) and recognise that capacity for further plot sub-division is limited due to the harmful impact upon the area's unique spacious sylvan character and landscape. Proposals for a new dwelling should seek to position it centrally on the plot with adequate provision for soft landscaping (trees, bushes, hedges etc.) to effectively screen between neighbouring properties. Terraced and semi-detached dwellings should be avoided as they are generally out of character with the area and unlikely to protect or enhance the areas local distinctiveness.
2. The scale and layout of any new development should recognise and reflect the area's character, including the irregularity in building lines, and should maintain a balance between small, medium and large dwellings and their respective plot sizes within the area. All plans for any proposed development should identify the distance between dwellings, ancillary buildings and the dimensions of appropriate planned areas of soft screening.
3. New buildings should reflect the existing styles of the Heath Common area and the uniqueness of each individual property, together with sympathetic choice of materials. Design features should reflect those of the parent dwelling or, in respect of new dwellings, the context of the overall area and should be used in moderation.
4. Any new building should seek to reflect the topography of the site and to nestle within the contours of the immediate vicinity and blend sympathetically with the surrounding environment. Where possible proposals should use the topography of the site to reduce the impact of ridgelines

Extensions and Alterations:

5. Extensions, conversions and garages should be modest and in sympathy with the character of the main building and incorporate pitched roofs wherever possible.
6. Extensions that would result in the size of the final building not being in keeping with the surrounding area should be avoided.
7. Extensions and conversions to existing properties should also seek to accord with criteria 2-4 detailed above for new buildings.

IMPACT ON THE LAND AND BIODIVERSITY

8. Development should avoid harm to the flora and fauna and its attendant habitat and should retain and safeguard important trees, not only from felling or unskilled trimming but also from interference with their extended root systems. Enhancements to biodiversity should be incorporated wherever possible.
9. Existing hedgerows and banks should be retained and if necessary additional or replacement hedges should be planted for the purpose not only of visual screening but also for habitat protection. There should be a minimum verge width of 1.5 metres between lane edge and fencing where practicable.
10. Proposed hedge screening should seek to avoid using species which may exceed a maximum height of 4 to 5 metres. Where hedges are in close vicinity to residential buildings, the recommended height may need to be lower, in order to ensure no loss of light. Proposals should encourage boundary enclosures which are compatible with the rural character of the area, by providing varieties of rustic fencing supplemented by hedge planting thus avoiding the suburban feeling given by brick walls etc.
11. Site clearance for any new development or extension should be limited in order not to create visibility splays, since this will harm the character of the area and the nature of The Lanes, unless required for highway safety and harm is minimised.
12. In order to avoid damage to the environment or ancillary features effective consideration should be given towards the infrastructure such as water, electricity, foul sewers and Lanes access.
13. Development should not prejudice Longbury Hill Woods, Heath Common or the surrounding countryside including Warren Hill and Sandgate Park, which lie adjacent to the 'Lanes' area. Where appropriate, development should seek to enhance these areas for informal recreation without detriment from private motor vehicles. Proposals within the setting of the South Downs National Park should have regard to the impact on the National Park and should not prejudice its natural beauty and special qualities.

IMPACT ON NEIGHBOURING AMENITY

14. Any new building or extension should avoid adversely affecting neighbouring properties including the avoidance of overlooking, loss of light and privacy.
15. Ridgelines of any new building or extension should be at a height that will not dominate nearby dwellings, thereby leading to a loss of amenity for neighbours.
16. Dual or shared driveways should avoid having an adverse impact on the visual or general amenity of neighbouring properties or The Lanes.
17. In order to demonstrate how any planning application, or outline application for a new building or extension meets these criteria, proposals should clearly show "street scene" elevations with detailed proposed dimensions and should show how the buildings sit relative to adjacent properties in order to fully assess the impact on those properties and the area in general.

ACCESS, THE LANES AND LIGHTING

18. The cumulative impact of development upon the area's character and appearance including the narrow private lanes network and public rights of way should be taken into account. The creation of additional access points onto the Lanes network should be avoided. Any new single dwelling unit should seek to use existing access points or new

improved ‘replacement’ access points rather than create additional access onto the Lanes network.

19. Proposals should not prejudice the effectiveness of the Lanes as an area for informal recreation offered by their public rights of way status nor undermine the opportunities offered for people to enjoy the countryside. Proposals, as far as practicable, should improve the public rights of way for informal recreation, enhance sustainable travel and should not reduce safe access to Storrington Village by means other than private motor vehicle.
20. Development should seek to improve access for emergency vehicles within the area.
21. The Lanes of Heath Common sit within Washington Parish, which has Unlit Parish status. They also lie near the South Downs National Park which is a designated “International Dark Sky Reserve”. Development should therefore respect the principles and objectives of the Dark Sky Reserve and the unlit character of the Lanes. Inappropriate external lighting including floodlighting, bright external lights on properties and in gardens, or any lighting positioned at street level should be avoided.
22. Adequate off-road provision should be made within the curtilage of any new development for parking of all vehicles either owned or visiting the property.

GENERAL

23. Developers should provide a clear and detailed statement on how they plan to meet all of the above Guidance Criteria
24. Where appropriate planning conditions to restrict and control the disruption to neighbours and the Lanes during the period of the site development should be considered.

3) CONCLUSION

3.1 Horsham District Council recognises, as do Heath Common Residents, that the area is special and unique. It has been shaped by its history and the fact that the narrow pavementless lanes are privately owned and maintained. Notwithstanding this all the through lanes are also either a public footpath or public bridleway. The low-density character remains, despite adapting since 1920 to modern building standards, and is still set in a verdant semi-rural background.

3.2 It is an eclectic mix of properties, which retain a local vernacular as the area evolved from the plotland vision of a fortunate heiress.

3.3 This character was recognised historically by Horsham District Council with the use of a specific policy which covered a similar area in West Chiltington as well as Heath Common. Whilst there is a recognised need for additional house building, government guidance makes clear development should protect local distinctiveness, improve the character and quality of an area and the way it functions. The protection of the unique character of the Heath Common area is therefore a key consideration when assessing proposals which may lead to a minimal contribution to housing targets.

3.4 The area makes a valuable contribution to informal recreation characterised by the public bridleways and footpaths. This has always been respected and encouraged by the local community.

3.5 For the safety and well-being of all users of the 'lanes', both resident and PROW[6] users, careful consideration should be given to the cumulative impact of plot sub-division. The cumulative impact of development since the early 1990's should also be recognised. The private lane network and total absence of public land means there is little prospect of infrastructure improvements. Appendix 2 sets out additional information on what Heath Common Residents would like to occur in future.

[6] Public Rights of Way

APPENDICES

1) History and Context – Written by Heath Common Residents Page 9

2) The Future – As sought by Heath Common Residents Page15

APPENDIX 1

History and Context – Written by the Residents of Heath Common

VERA'S VISION

i. In the early 1920's, attracted by the isolation and the cheapness of the land, a young woman with a small inheritance and a Christian vision, bought, in her own words "a beautiful tract of about 19 acres of common, 8 acres of arable land, a lovely heather-covered, sentinel-like hill and two semi-detached derelict cottages" in the very centre of Heath Common. Vera Pragnell attracted a commune of free spirits living in caravans, old buses and shacks on Vera's land which she shared out freely. The community finally boasted a school, guests' hostel and community centre-cum-theatre.

ii. The community of free spirits who lived in the area in the 1920s adapted over time to a more conventional community.

iii. The early temporary shelters began to give way to more permanent, albeit still small, houses and in the 1930's, as the commune broke up, there began a haphazard housing development in such corners as Sleepy Hollow, but maintaining the early spirit of small, generally single-storey houses, scattered off the Lanes, in large wooded and heathland plots. Very few of Vera's original properties survive to this day. Most have been updated, to reflect modern living standards and expectations.

SETTLEMENT

iv. Since Vera's day, Heath Common has continued to be settled in a desultory and unplanned way but the pattern she set is still reflected in the characterful houses set haphazardly along the Lanes, with large open-wooded and natural gardens. A few modern estates have appeared around the periphery, but the essential characteristics remain throughout the core area.

v. Despite the number of additional infill dwellings (around 20 since the early 90's), the area still maintains a character that is unique. However, the amount of developable land,

within and outside the built up area boundary (BUAB), which can be offered without damaging the character and setting of the area is now dramatically reduced. The BUAB must be rigorously enforced to maintain the spacious, low density character and integrity of the lanes. Any further development will make minimal contribution to Horsham District Council's (HDC's) challenge on housing provision but will likely cause irreversible future damage to the character and biodiversity of the area.

THE LANES

vi. The Lanes, the affectionate alternative name for the area, represent the core of Heath Common.

vii. All are private. Hampers Lane, Sanctuary Lane, Bracken Lane, Georges Lane, and Vera's Walk are the original bridle-ways and/or footpaths, with Sandy Lane, Bracken Close, Hazelwood Close, Blueberry Hill and Badgers Holt acting as tributary private lanes.

viii. <u>These lanes are single track with occasional passing spaces and no pavements and are often no wider than 3 metres</u>

ix. Their irregular surface (due to little or no foundations) their winding bends and corners, their tall hedges and banks forming a narrow green tunnel, the chance of seeing a fox, a squirrel or a deer – all these explain the attraction of living in The Lanes.

x. However, it should be noted that there is no public land. All soft landscaping is privately owned and managed. Private driveways are being regularly used as passing places and often provide the only means for vehicles to pass. The dramatic increase in volume arises from an increased number of properties, a noticeable increase in the size of most properties, internet and commercial deliveries and rising living standards with houses having 2 or 3 cars.

xi. As everywhere in life today there is more traffic, however, due to private ownership, and community affection for the lanes, there is no realistic prospect of infrastructure improvement. There has never been and there is no likelihood of any public help to improve the quality of the infrastructure. The "lanes" are also used without permission by vehicles of non-residents to access Warren Hill car park.

xii. Whilst each new planning application appears insignificant the cumulative effect of applications received exacerbates the overall effect.

THE SUSSEX WEALD

xiii. This area of West Sussex presents a typical south Wealden geology and profile – chalk, clay and sandstone beds, closely spaced and parallel, running east-west and each responsible for an individual topography and ecology. Heath Common sits squarely on the Lower Greensand (essentially Folkestone) beds which rise to about 80 to 90 metres to a clear ridge, about 1.5 miles wide. Beyond the design statement area to the east and west lie National Trust properties. Sullington Warren on the west has an international reputation as an example of typical, but fast disappearing, open Sussex heathland. Warren Hill, which closely borders Heath Common on the east, is a more wooded area. To the south of the design statement area lies a narrow clay vale of agricultural land, mainly pasture, beyond which rise the South Downs, now part of the South Downs National Park (SDNP). To the north, the sandstone ridge drops gradually to the level, agricultural, clay land of the central Weald.

THE HEATH

xiv. The sandy, well drained and acidic soils of the Lower Greensand give rise to coarse heath and woodland mix which for centuries provided little to attract settlement. Useful only for timber, turf and heather gathering, pig and rabbit raising (hence such local names as Pigland, Warren Hill, and Sullington Warren) only a few cottages and barns are recorded right up to the end of the nineteenth century.

THE SANDGATE PARK ESTATE

xv. In the eighteenth century, this 4000-acre estate developed around Sandgate House, taking in all of Heath Common, and much beyond, but by the end of the nineteenth century, the estate began to break up. The House itself suffered such diverse transitions as a Christian Guest House and a wartime billet for Canadian soldiers, before finally disappearing in 1948 into the large Hall & Co – now Cemex -sandpit, still operating under its Sandgate Park name. The areas now known as Sandgate Park and Sandgate woods lie adjacent to the design statement area.

xvi. Thanks to a local rescue operation Sandgate Woods survive, now owned by Horsham District Council and since 1992 nominated a Site of Nature Conservation Importance (SNCI - now titled Local Wildlife Site (LWS)). They reveal their origins as part of the Park estate, with many older planted trees, especially oaks, rhododendrons and several small shallow lakes. Most of the rest of the estate slowly broke up into smallholdings and individual plots.

xvii. Horsham District Council's document 'Sandgate Park Refresher Study 2011' is discussed further under the heading 'Sandgate Woods'

THE WILDLIFE

xviii. Heathers proliferate not only on the open heathlands, but also in the wild gardens as do a wide variety of wild flowers including many orchids. Bluebells, wild daffodils and primroses enrich the woods and lane banks in spring. The trees range from some magnificent ancient oaks and examples of most large broad-leafed and coniferous trees to lower canopy examples of hazel (in some places, coppiced), holly, willow and rowan as well as many planted ornamental varieties in gardens. A special feature of the area are the banks of rhododendrons, which decorate the lane edges and proliferate everywhere.

xix. This variety in turn attracts a populous and varied bird population. Over 70 species have been recorded. Apart from the full range of woodland birds, including birds of prey and owls, a number of classified and listed birds are resident. Added to this is a flow of spring and autumn migrants, such as redwings and fieldfares and occasional visitors such as hoopoe, peregrine and red kite.

xx. The open woods and heathlands also offer an ideal haven for a wide variety of insects of all descriptions – probably the most notable being the glow-worm – as well as butterflies, moths and dragonflies. Indeed, nearby Sullington Warren harbours a Site of Special Scientific Interest (SSSI) protecting, since 1954, a unique species of Crane Fly (*Nephratoma sullingtonensis*). Similarly, adders and grass snakes are common to the area as are newts.

xxi. Foxes, badgers and deer roam freely between woodland and garden, rabbits and pheasants frequent the open spaces, while the dormouse and the wood mouse find a perfect habitat in the hazel coppices. At dusk, Pipistrelle and Natterer's bats hunt between the trees.

LONGBURY HILL WOOD

xxii. This is an area of dense pine, mature woodland and Rhododendron, extending to approximately 10 hectares. It sits outside the Built Up Area Boundary, bordered by the large wooded gardens of residential properties to the east, Hampers Lane bridleway to the west, a long access track to Rosebay Cottage to the south and Rock Road to the north.

xxiii. The Anglo-Saxon Washington charters of 947 and 963 both name Longbury Hill as 'Benna's Hill' or 'Tumulus' and remains of what is believed to be the ancient boundary-bank is partly visible in the woodland just south of the access track to Rosebay Cottage and which is a uniquely surviving feature. Longbury Hill remains a prominent landmark, on which philanthropist Vera Pragnell installed a Calvary in the 1920s.

xxiv. The woodland is regarded as an integral feature of the surrounding 'Heath Common Lanes', being close to the community it benefits. It is not currently accessible to the public, but its boundary with the public bridleway of Hampers Lane provides attractive conditions and recreational value to residents, walkers, horse riders and hikers. It also forms part of an attractive habitat for a wide range of birds and wildlife, closely situated between Warren Hill, owned by the National Trust, and Sullington Warren, itself a designated Site of Special Scientific Interest. Data from the Sussex Biodiversity Records Centre record sightings of 150 protected and designated species within 0.5km of the area. Three ponds exist within 500m of the woodland, and are well connected to the site, indicating that the protected Great Crested Newt *Triturus Cristatus,* could potentially be using it as a terrestrial habitat. A juvenile female of the species was sighted in nearby Georges Lane, and reported to the Records Centre in December 2017.

xxv. Whilst privately owned, and subject to periodic management under licence from the Forestry Commission, the area is allocated as a protected green space in the Storrington, Sullington and Washington Neighbourhood Plan.

APPENDIX 2

THE FUTURE – as sought by Heath Common Residents

SETTLEMENT

I. The Design Statement includes areas which the District Council, the Local Planning Authority has defined as within the built up area boundary.

II. The nature, location and scale of the existing settlement are crucial to all aspects of ecology, the environment and the amenity of its residents.

III. Within the core of Heath Common (generally defined as covering Bracken Lane, Hampers Lane, Sanctuary Lane and Georges Lane and all the tributary lanes such as Sandy Lane, Blueberry Hill, Hazelwood Close, Bracken Lane, Badgers Holt and Vera's Walk) the developed area is of a relatively low density with a generous plot size and a random pattern of siting of dwellings.

IV. Infill appeals have been dismissed, the inspector having noted the spacious feel of the area. (For example, Little Thatch [planning reference DC/16/1252] and Highcroft [planning reference DC/16/1930])

V. Other areas such as Rock Road, Tudor Village, Gorse Bank Close and Melrose Place also have a low development density, spacious plot sizes and an informal layout.

VI. Within the core of Heath Common there remain a few areas of significant acreage where no development has taken place. These are located outside the built-up area and are governed by Countryside Planning Policies within the adopted Local Plan, the Horsham District Planning Framework (HDPF). They should continue to be preserved to maintain the balance between development and nature.

VII. The majority of the land surrounding the Design Statement area is covered by the Countryside Planning Policies, which also apply to the area covered by the existing sandpits which form part of the site for a proposed Country Park, as well as to other parts with special Designations such as South Downs National Park, SSSI[7], LWS[8] (formerly SNCI[9]) or the National Trust.

VIII. The present relationship between the developed areas and the surrounding countryside is a crucial part of the character of the area. The present balance needs to be maintained to protect that character and to ensure that no further harm is done to the general ecology and environment. Population density is not necessarily related to the number of plots but also to the size of each dwelling. Each increase

[7] SSSI is an abbreviation for Site of Special Scientific Interest
[8] LWS is an abbreviation for Local Wildlife Site
[9] SNCI is an abbreviation for Site of Nature Conservation Importance

results cumulatively in an increase in traffic and people that has a far-reaching effect. There should be a limit to the number of properties that the area can now sustain. HDPF continues to support biodiversity. Due to the individual plot land pattern of development in Heath Common it is difficult to promote biodiversity on an individual plot basis, unless the application and effectiveness of this policy is regularly reviewed. It is however considered essential by the community that policy 31 of the HDPF[10] is considered alongside policies 32 and 33 (Development Principles and Design) of the HDPF.

IX. For all the above reasons it is considered that any further development may well damage the area and can only be done at the expense of the Heath Common character and all it stands for, the antithesis of its nature, with cramped housing on smaller plots, consequent loss of trees and natural spaces and its inevitable impact on the wildlife, ecology, environment and general amenity of its residents. There is a great deal of concern over the potential damage to the environment by any further development and therefore in the light of this any proposal should adhere to the GUIDANCE CRITERIA defined in Section 2 of this document otherwise it will be resisted by the local community. For reasons of amenity and safety bonfires are discouraged.

THE LANES

X. These vital arteries have also experienced an increase in traffic, compounded by the recreational use. Any new housing only generates more traffic and increases the pressure on the circulation in The Lanes. For many years worries about the ability of The Lanes to support even current densities have been the subject of copious discussions and studies, including a major Traffic Survey. One aspect of the Survey was to quantify the worrying amount of through traffic by non-residents. The residents like The Lanes the way they are – winding, without footpaths, with natural passing bays – and walk and drive accordingly. They are anxious to maintain the peaceful safe and rural nature of their Lanes. Accordingly:

- The lanes should remain unlit in line with the nearby South Downs National Park's "International Dark Sky Reserve" status. Residents must take care that any lighting outside their property does not compromise this.
- The residents' representatives will continue as a matter of urgency to examine and pursue all appropriate methods to resolve the traffic problems with the support and guidance of Horsham District Council and West Sussex County Council.
- The character of the lanes must be maintained – any proposal to upgrade, widen or add passing bays or remove or alter hedges, banks, fences or verges that would destroy their nature, will not be acceptable.

XI. It has proved very difficult over the years to secure statutory protection from County Highways, County PROW[11], as well as effective application of HDPF policies

[10] HDPF is an abbreviation for Horsham District Planning Framework
[11] PROW is an abbreviation for Public Rights of Way

XII. Discussions are ongoing with West Sussex County Council to provide an improved consultation process which actively address the special nature of "the lanes".

XIII. The restrictive nature of the lanes should naturally discourage residents from introducing business undertakings, which would generate significant additional or unsuitable traffic. Therefore, Home Working that does not encourage such traffic is generally compatible with the residential character of the area subject to the dwelling house remaining the primary lawful use, as well as aligning with government policy in relation to this concept.

The Surrounding Area:

SANDGATE COUNTRY PARK PROPOSAL

XIV. This area lies outside but adjoining the design statement area. Of the three sandpits bordering Heath Common, one has ceased working. Although considered to be relatively unsustainable by the appeal inspector the RMC pit to the east of Hampers Lane has been developed into a 78-house estate known as Millford Grange with a landscaped area to the north of the site while the ARC pit on the west of Hampers Lane remains with some sand winning and some restoration work using inert waste and subject to a Restoration Proposal agreed in 1994. The largest, the RMC Sandgate Park sandpit (now Cemex) is currently being operated and may continue to do so for the foreseeable future.

XV. The opportunity to integrate these sandpits, together with neighbouring areas, into a conservation development, such as a Country or Nature Park, has been envisaged by Horsham District Council, and is set out in the Site Specific Allocations of Land document, which was adopted in 2007. The Policy in 2007 clearly stated that "Development proposals not directly associated with mineral extraction that could prejudice the formation of the Country Park will not be permitted." This proposal

would clearly preclude any consideration of these pits for landfill sites of whatever nature. Such a usage would be obviously detrimental to the environment as to make it unsustainable.

XVI. As part of the agreed condition in building Millford Grange an area of country park has been opened up between the housing and the borders of Heath Common in Sandy Lane. Furthermore, the National Trust has created a public pathway over the adjacent field which it owns, linking eastwards to Warren Hill. Both these additions constitute an important start to the long-held desire to create a "green walkway" all the way from Washington Village to the outskirts of Storrington, passing through Warren Hill, Sandgate Woods and Sullington Warren.

XVII. The Millford Grange development has proved valuable in the delivery of community land, east and west of Hampers Lane.

XVIII. The District Council's Site Specific Allocations of Land Development Plan Document 2007 also recommended the preparation of a planning brief setting out the Council's aims for the future Country Park. The residents welcome the principle of a Country or Nature Park and in view of the significant impact these proposals would have on the Design Statement area, they clearly need to be fully involved in all aspects of future discussions and decisions at the earliest possible stage. This was met by the Horsham District Council Sandgate Refresher Study in 2011:

- The briefing paper for the areas included in the Country Park proposals should be agreed as soon as possible.
- Any proposals should be comprehensive and incorporate the neighbouring areas of Sandgate Woods (LWS[12] formerly SNCI[13]), National Trust properties of Sullington Warren (SSSI[14]), Warren Hill and Clayton Farm.
- There will be full consultation with all interested parties including County, District and all neighbouring Parish Councils, Heath Common Residents Association, Sandgate Conservation Society, National Trust, Sussex Wildlife Trust etc.
- Access will be a key consideration. Any plan must ensure that there is no increase in traffic through The Lanes.
- Any plan should aim to develop the full ecological opportunities of the site including as it does aquatic and wet land habitats, heath and mature woodland, in a single area.

THAKEHAM TILE WORKS

XIX. This site directly abuts properties in Bracken Lane, although it is recognised that the site is outside the design statement boundary. Washington Parish Council does however wish to be consulted on any development proposals which may come forward from this site, and would wish any potential impacts on the Heath Common Area be considered if appropriate.

[12] LWS is an abbreviation for Local Wildlife Site
[13] SNCI is an abbreviation for Site of Nature Conservation Importance
[14] SSSI is an abbreviation for Sites of Special Scientific Interest

SANDGATE WOODS

XX. The Woods adjoin the design statement area and are already subject to a comprehensive Summary Management Plan, elaborated in 1995 and since updated periodically. Implementation of the plan is supervised by Horsham District Council. HDC Leisure continue to support this work. The work – which may include the replanting of native trees, encouraging the bluebell and wild daffodil glades, hazel coppicing, sympathetic control of rhododendron and bracken, or tending the lakes and streams – is largely carried out by Sandgate Conservation volunteers.

XXI. Horsham District Council updated the Sandgate Park Study' the Refresher Study' around 2011.At that time support was still forthcoming for a continuation of the plan and the land was subject to Horsham District Council policy in the 2007 definitive maps (updated in 2015).

XXII. The Millford Grange development provided an area of land west of Hampers Lane, sold by RMC, to allow continued support for the Sandgate plan.

XXIII. The land east of Hampers Lane and north of the development is community land, delivered by the development, which is generously maintained by the Millford Grange Estate. There will be significant ongoing maintenance costs to the private residents of Millford Grange.

XXIV. Consideration will continue to be given to including Sandgate Woods in the wider context of the possible Country or Nature Park mentioned above, with the active support of Sandgate Conservation Society which continues as an active body.

THE NATIONAL TRUST PROPERTIES

XXV. Sullington Warren to the west, and the Warren Hill Estate (an extensive property which includes Washington Common, East Clayton Farm and Warren Hill House) are held inalienably by the National Trust for permanent preservation. They are excellently maintained, and many local residents involve themselves in the Trust's activities. It is essential to the Design Statement area that their good stewardship continue.

XXVI. The National Trust has leased the East Clayton farm to the Lorica Trust, a trust that provides support to disadvantaged youngsters. The Lorica Trust, generously agreed to give the National Trust access across a section of their large field to provide a link between National Trust land in Georges Lane, and the community land north of Millford Grange.

THE SOUTH DOWNS

XXVII. The heights of the South Downs dominate our southern skyline. Designated a National Park, they are currently protected and conserved. Their future management will have a great impact on the entire locality and will be dependent on the future planning and management of this landscape.

This revised document contains significant elements of the original Design Statement as it remains as relevant today as it was then. Our grateful thanks go to the original team and especially to Mike Gould and the late Neil Goodman for their invaluable contribution and continued support.

This Village Design Statement was adopted as Supplementary Planning Guidance by Horsham District Council in January 1999 and, after amendment, readopted in [DATE]