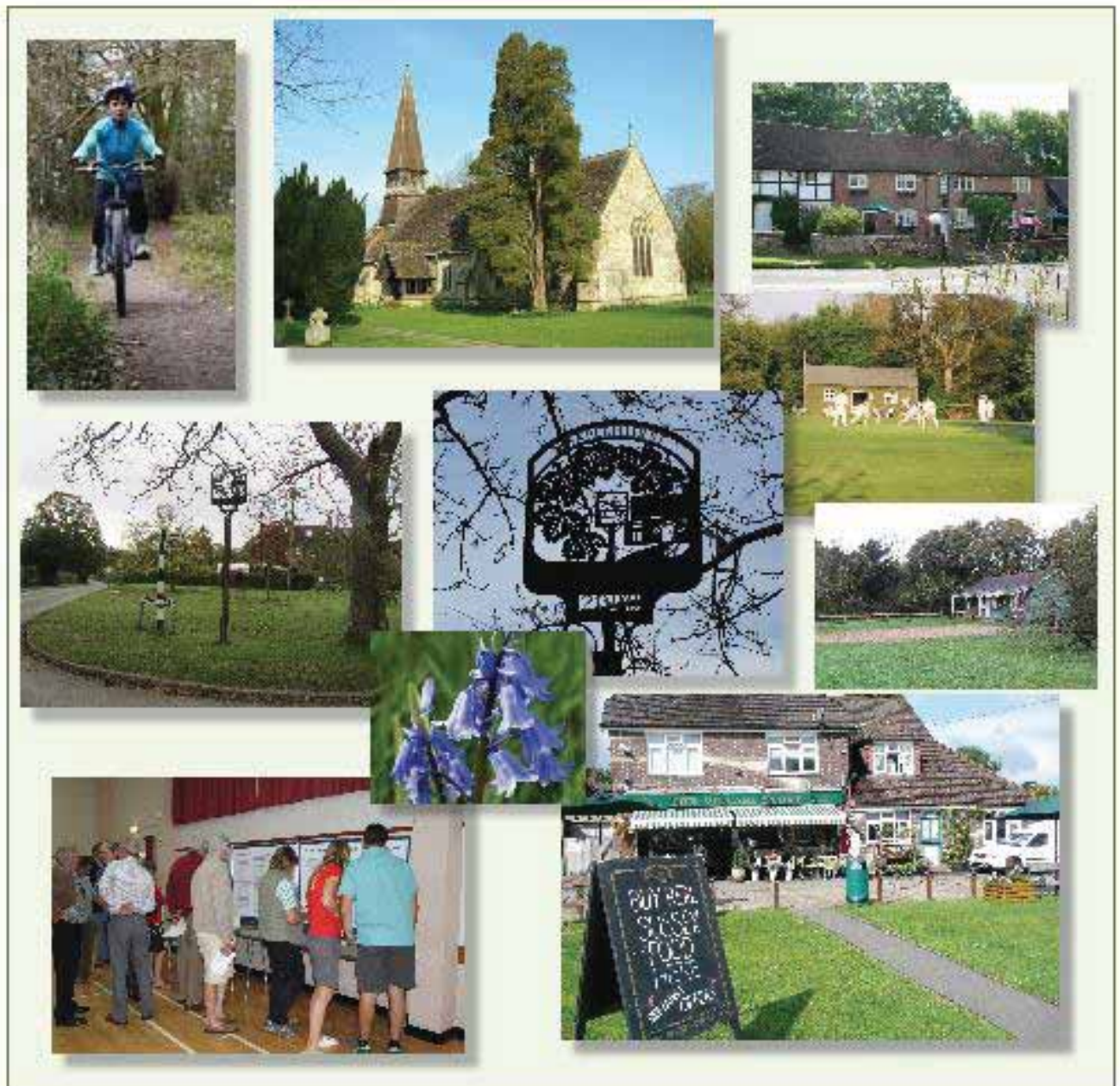




# Nuthurst Parish Neighbourhood Plan 2015-2031



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**August 2015**

# Nuthurst Parish Neighbourhood Plan 2015-2031

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## Foreword

Dear Residents and Stakeholders,

Welcome to Nuthurst Parish Council's Neighbourhood Plan.

This Plan seizes an opportunity provided by the Localism Act of 2011 for communities such as ours to shape our own future, rather than have others determine our future for us.

The Plan rests fundamentally on what you have told us you value in our Parish and want to protect, and how you would like it to evolve in the future. The Plan therefore seeks to preserve the rural nature of the Parish: its fields, hedges and woods; the glorious views to the South Downs from our many Parish footpaths and bridleways; and the wildlife we are so fortunate to be able to see and enjoy. But the Plan is also positive about the future and reflects how you think we need to attract younger families into the Parish and to give older residents opportunities to remain living locally by downsizing. The Plan therefore encompasses your wishes by proposing small developments spread throughout the Parish, primarily of modest-sized houses.

Producing this Neighbourhood Plan has been a huge, long and at times, challenging task, and on behalf of all the residents and stakeholders of Nuthurst Parish, I would like to thank those who have voluntarily given of their time and interest to create this Plan from scratch. My thanks go to many people: to everyone in the Parish who helped us to write this Plan by filling in questionnaires, attending Open Days, submitting views and responding to formal consultations; to all members of the Focus Groups who in the early days, researched and collected much information about the Parish; to the Steering Group members who have devoted more hours than I can count in order to move the Plan forward, and particularly to the Secretary for his superb organisation. I also thank the Parish Clerk and Councillors, and particularly the Chair for her strong support, our planning consultants in AirS and rCOH and officers in Horsham District Council. Neighbourhood Planning has joined people together in a way not seen before.

This plan will truly shape our own future, letting the Parish evolve whilst at the same time, protecting the fields, woods and wildlife that we all value so much.

Owen Hydes, OBE

Chair, Nuthurst Parish Council's Neighbourhood Plan Steering Group

## List of Policies

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# 1. Introduction

## Purpose

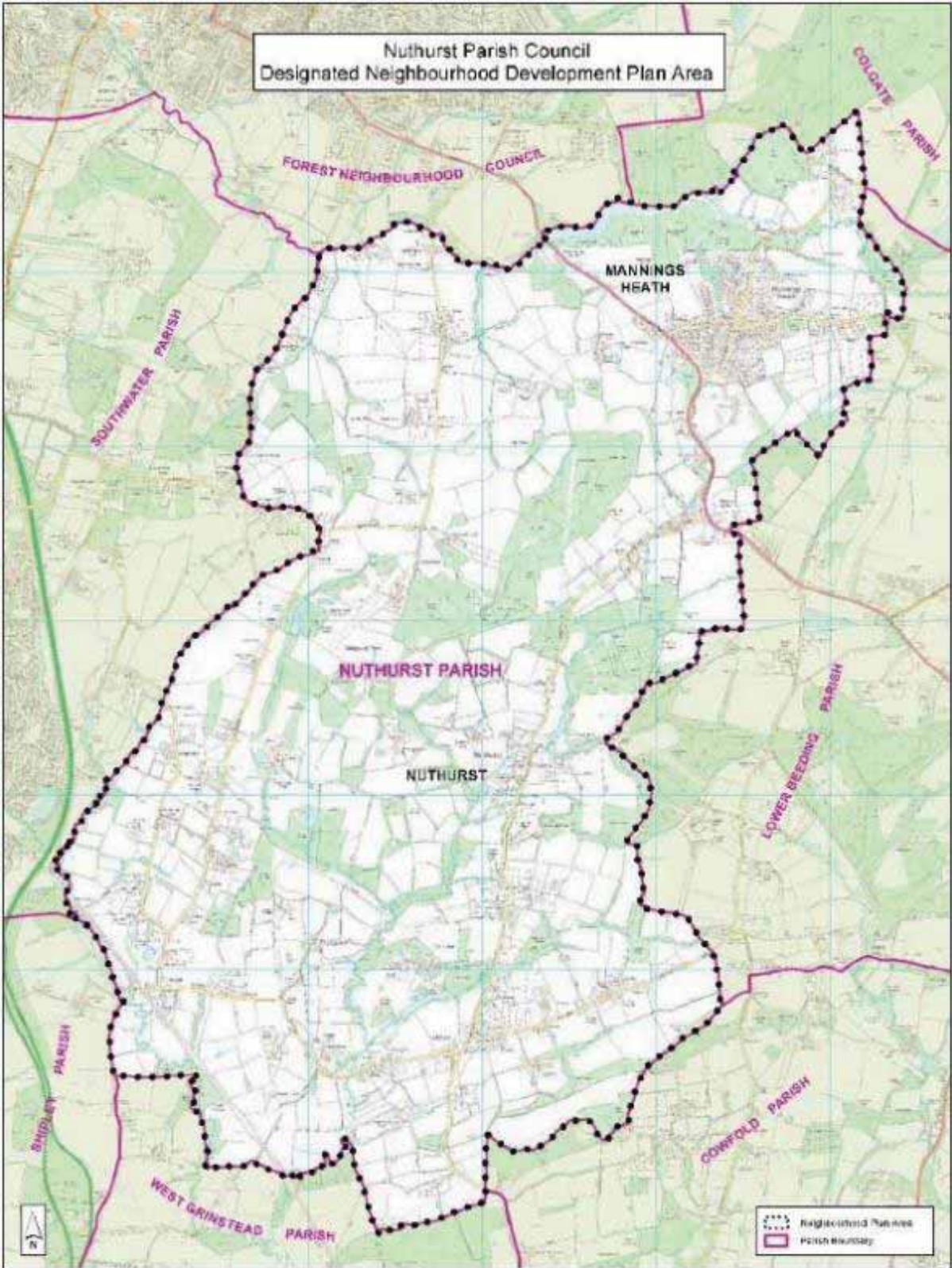
1.1 Horsham District Council (HDC), the Local Planning Authority, has designated a Neighbourhood Area for the whole of Nuthurst Parish for the purpose of preparing the Nuthurst Parish Neighbourhood Plan (NPNP). The designation was approved by HDC on 31<sup>st</sup> of October 2013.

1.2 Plan A shows the Parish boundary in relation to the adjoining parishes in Horsham District – Colgate, Lower Beeding, Cowfold, West Grinstead, Shipley, Southwater and the Forest Neighbourhood Council to the north.

1.3 The NPNP is prepared in accordance with the legal framework provided by the Neighbourhood Planning Regulations 2012, the Localism Act 2011 (amending the Town and Country Planning Act 1990 and the Planning & Compulsory Purchase Act 2004), the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.

1.4 The purpose of the NPNP is to set out specific policy proposals.





*Plan A: The Designated Nuthurst Parish Neighbourhood Area*

## Neighbourhood Plans

1.5 The NPNP is amongst the first Neighbourhood Plans prepared in the Horsham District since the 2011 Localism Act. The National Planning Policy Framework states:

*“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.” (para. 16)*

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications.” (para. 183)*

*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para. 184)*

*“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” (para.185)*

## Sustainability Appraisal and Strategic Environment Assessment

1.6 HDC required the NPNP to be subject to a Sustainability Appraisal, incorporating a Strategic Environmental Assessment (SA/SEA), under EU Directive 2001/42. This requires that the NPNP assesses the environmental, social and economic effects of its policies and proposals during its preparation against a series of sustainability objectives.

1.7 The Parish consulted on the Scoping Report of the SA/SEA and the draft SA/SEA and a SA/SEA was published alongside its Submission Plan. This shows how the NPNP contributes to the achievement of sustainable development, one of the “basic conditions” of the Act. The plan is in conformity with HDC’s policies in its 2007 Development Plan (Core Strategy 2007, General Development Control Policies Document 2007 and Site Specific Allocations of Land 2007) and with its emerging Planning Framework.

1.8 The NPNP will help to achieve sustainable development by ensuring that its

development policies and proposals will meet the needs and wishes of people living and working in the Parish, while at the same time helping to ensure that any adverse environmental impact is limited. Alternative options for the policies have been compared and evaluated.

## **The Plan Preparation Process**

1.9 The process for preparing the NPNP comprised five main stages:

- State of the Parish Report – the report of April 2014 summarising all the evidence on which the NPNP is based
- Pre-Submission NPNP – this document comprising the vision, objectives, policies and the proposals maps for a statutory six week public consultation period
- Submission NPNP – a document taking into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the Local Planning Authority, together with the Basic Conditions and Consultation Statements
- Independent examination of the Submission NP and the representations on it received by HDC
- Final NPNP – taking into account the Independent Examiner's recommendations and which is put to local referendum.

## **Consultation**

1.10 The Parish Council has consulted the local community extensively. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been Focus Groups, community surveys and numerous 'Open Days' to obtain the fullest view of local community concerns, needs and wants from the NPNP. A full Consultation Statement has been published in accordance with Regulation 15 of the Regulations. This Statement provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the NPNP.



## State of the Parish

### An Introduction to the Parish of Nuthurst

2.1 Nuthurst Parish is located in the central eastern portion of Horsham District in West Sussex. Its northern boundary is some 2 miles south of Horsham and its southern boundary some 6 miles south. The main north-south A24 road which runs north to Horsham and south to Worthing is on average about a mile from the Parish's western boundary. The Parish contains the settlements of Copsale, Mannings Heath, Maplehurst, Monks Gate, Nuthurst and Sedgwick. The Parish covers some 1,700 hectares and is essentially rural in character with 13 active farms.

2.2 The nearby town of Horsham provides a direct rail link to both London Victoria and London Bridge as well as Bognor Regis, Portsmouth and Southampton. Trains also run via Crawley on the main London-Brighton train line as well as north-west towards Dorking with connections to Guildford. These trains provide services for commuters and Horsham serves as a centre for more significant amenities and services (such as the hospital) than those found in the parish.

2.3 Services in the parish are very limited and reflect the small size of the population. They consist of a Church of England Primary school, three public houses, two parish churches, two village halls, one shop and one garage/shop. There is no doctor's or dentist's surgery, no post office, no secondary school and infrequent bus services.

### Selected Parish Statistics

2.4 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. It must be noted that the results from the different sources might not always correlate, and that information was gathered at different dates.

#### Demographics

2.5 The usual resident population of the parish is 1,777 people (848 male, 929 female). Of these:

- 301 People aged 15 and under (16.9% of parish population compared to 18.7% across the District and 19% across England)
- 1,048 People aged 16 to 64 (59.0% of parish population compared to 61.9% across the District and 65% across England)
- 428 People aged 65 and over (24.1% of parish population compared to 19.4% across the District and 16% across England)

#### Economic status of residents (based on ONS defined categories)

2.6 Of the 1,777 usual residents of the parish, 1,295 were aged between 16 and 74.

- 881 (68.0%) of whom were economically active:
  - 452 were employed full-time (51.3% compared to 40.3% across District)
  - 172 were employed part-time (19.5% compared to 14.8% across District)
  - 209 were self-employed (23.7% compared to 12.9% across District)

- 24 were unemployed (2.7% compared to 2.7% across District)
- 24 were full-time students (2.7% compared to 2.7% across District)
- 414 (32.0%) of whom were economically inactive:
  - 286 were retired (69.1% compared to 15.5% across District)
  - 37 were students (8.9% compared to 3.5% across District)
  - 54 were looking after home or family (13.0% compared to 4.2% across District)
  - 22 were long-term sick or disabled (5.3% compared to 2.2% across District)
  - 15 were classified as other (3.6% compared to 1.3% across District)

### Occupations

- 2.7 Of the 833 residents in the parish in employment and aged between 16 and 74:
- 160 were managers, directors and senior officials (18.8% compared to 14.1% across the District).
  - 210 were in professional occupations (24.6% compared to 19.1% across the District).
  - 148 were in associate professional and technical occupations (17.4% compared to 14.8% across the District).
  - 92 were in administrative and secretarial occupations (10.8% compared to 11.8% across the District).
  - 78 were in skilled trades occupations (9.1% compared to 11.1% across the District).
  - 62 were in caring, leisure and other service occupations (7.3% compared to 9.7% across the District).
  - 36 were in sales and customer service occupations (4.2% compared to 6.9% across the District).
  - 22 were process, plant and machine operatives (2.6% compared to 4.3% across the District).
  - 45 were in elementary occupations (5.3% compared to 8.1% across the District).

### Qualifications & Skills

- 2.8 Of the 1,476 usual residents in the parish aged 16 and over:
- 179 possessed no qualifications (12.1% compared to 16.3% across the District).
  - 612 possessed Level 4 and above qualifications (41.5% compared to 32.6% across the District).

### Housing

- 2.9 There are 744 households located within the Parish, of which:
- 370 were owner-occupied households, owned outright (49.7% compared to 37.3% across the District)
  - 264 were owned with a mortgage or loan (35.5% compared to 37.2% across the District).
  - 3 were shared ownership (0.4% compared to 0.7% across the District).
  - 4 were social rented from council<sup>1</sup> (0.5% compared to 1.2% across the District).
  - 40 were social rented other (5.4% compared to 10.3% across the District).

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<sup>1</sup> Note: HDC does not own any housing stock in the Parish, so respondents to the survey were mistaken

- 47 were privately rented – by landlord or letting agency (6.3% compared to 11.8% across the District).
- 16 were living rent free (2.2% compared to 1.5% across the District).
- 535 households were living in detached housing (71.9% compared to 38.8% across the District)
- 141 households were living in semi-detached housing (19.0% compared to 26.8% across the District)
- 46 households were living in terraced housing (6.2% compared to 17.1% across the District)
- 17 households were living in flats/apartments (2.3% compared to 16.6% across the District)
- 3 households were living in caravans or other mobile or temporary structures (0.4% compared to 0.7% across the District)
- 2 households were living in unshared accommodation (0.3% compared to 0.1% across the District)

2.10 The Housing and Development Focus Group used local knowledge and published sources to make a survey of the numbers of each type of dwelling created in the past 30 years, whether by conversion of non-residential buildings, replacement of an existing residence or by new construction. A comparison was also made of the growth rate in number of dwellings in each community during the 30 year period with an overall net gain of 151 units or an average of 5 units p/a. This is shown in Table A with a breakdown by location for Mannings Heath, the largest community in the Parish, shown in Table B. The Group also calculated the approximate density of housing for each settlement and this is shown in Table C.

### Nuthurst Parish: survey of dwellings built since 1983

Location	Dwelling Type				Development Type				Net Gain	Net Gain %	Conversion
	Detached	Semi det	Bungalow	Other	"Infill"	1-5 Units	6 + Units	Replaces			
Mannings Heath	101	7	7	2	3	32	82	8	108	34%	2
Maplehurst	8	2	1		3	8		2	9	10%	5
Nuthurst	3				2	1			3	5%	1
Monks Gate	6				2	4		1	5	11%	1
Copsale	7		6			13		1	12	22%	9
Sedgwick/Kerves	10	2	2			14			14	29%	10
<b>Totals</b>	<b>135</b>	<b>11</b>	<b>16</b>	<b>2</b>	<b>10</b>	<b>72</b>	<b>82</b>	<b>12</b>	<b>151</b>	<b>25%</b>	<b>28</b>

"Infill" as defined in SHLAA and 28 barn conversions included

TABLE A: Dwellings built since 1983 – Nuthurst Parish

Table A: Dwellings built since 1983 - Nuthurst Parish<sup>2</sup>

H&D Focus Group Report v0.8

Location	Dwelling				Development				Net Gain	Conversion	Comments
	Detached	Semi det	Bungalow	Other	"Infill"	1-5 units	6+ Units	Replaces			
Swallowfield Farm	1					1			1	1	On BUAB
Church Road	3				3				3		
Goldings Hill	3					3		1	2	1	
Goldings Lane	1					1			1		
A281 adj Elite	1					1		1			
A281 Elite				1		1			1		Flat over garage
Pound Lane	6	1	1			8		1	7		
Whytings	30						30	1	29		
Ryecroft Meadow	3		2			5			5		Part of "Whytings"
The Birches	3		2			5		2	3		
Woodlands Walk	16	6							22		BUAB alteration
Winterpit Lane	3					3			3		On BUAB
Winterpit Close	12								12		
Little Mannings	3					3			3		
The Quarries	9						9	1	8		BUAB extnd into AONB
Forest Close	4					4			4		outside BUAB
Greens Lane	3		2			5		1	4		Fullers, now Club Ho
<b>Totals MH</b>	<b>101</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>3</b>	<b>40</b>	<b>73</b>	<b>8</b>	<b>108</b>	<b>2</b>	

Table B: Dwellings built since 1983 Mannings Heath

<sup>2</sup> Note: Forest Close should read Forest Park and BUAB does not extend into AONB



Community	Area ha	Dwellings	Dwellings/ha
Maplehurst	32.0498	95	2.96
Nuthurst	31.1403	59	1.89
Sedgwick	45.4687	63	1.39
Monks Gate	18.9967	50	2.63
Copsale	62.3775	67	1.07
MH	61.5429	428	6.95
<b>TOTAL</b>	<b>251.6</b>	<b>762</b>	<b>3.03</b>

*Table C: Approximate Housing Density per Settlement*

### Transport

2.11 Of the 744 households:

- 51 households had no car or van (6.9% compared to 11.8% across District and 25.8% across England)
- 493 households had 2 or more cars or vans (66.3% compared to 48.6% across the District and 32.1% across England)

### Health

2.12 The 1,777 usual residents of the Parish were classified as having the following health status:

- 948 were in very good health (53.3% compared to 50.7% across the District)
- 581 were in good health (32.7% compared to 34.9% across the District)
- 185 were in fair health (10.4% compared to 11.1% across the District)
- 54 were in bad health (3.0% compared to 2.7% across the District)
- 9 were in very bad health (0.5% compared to 0.8% across the District)

### Biodiversity

2.13 Here are the findings concerning the biodiversity in the parish:

- No Sites of Special Scientific Interest exist within the Parish.
- A small part of the Parish to the northwest, northern and northeast of the built up area boundary of Mannings Heath lies in the High Weald Area of Outstanding Natural Beauty.
- No Local Nature Reserves exist within the Parish.
- The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:
  - Underdetermined Grassland Priority Habitat – around Sedgwick Park; along the south western border of the Parish adjacent to Copsale.
  - Traditional Orchard Priority Habitat – Whytings Farm in the N of the Parish, to the NW of Bulls Farm in the NW of the Parish, Shuckers Farm near Copsale, 8 areas around Maplehurst and Gaveston Hall.
- Multiple areas of Ancient and Semi-Natural Woodland, particularly in the southern portion of the Parish.
- A large area associated with the National Inventory of Woodland and Trees in the centre of the Parish containing some areas of replanted Ancient Woodland.
- Lots of areas of Deciduous Woodland Habitat spread in pockets across the Parish.

- Elements of the Parish are part of the English Woodland Grant Scheme, focused to the east of Nuthurst, the north of Mannings Heath, to the west of Sedgwick Home Farm and to the north of Gaveston Hall.
- Elements of the Parish are part of the Entry Level Stewardship Scheme (to the East and to the West of Nuthurst; to the south of Shuckers Farm; to the West and North of Sedgwick Castle) and the Entry Level plus Higher Level Stewardship Scheme (to the West of Sedgwick Castle).

### Heritage

2.14 There are no Grade I listed buildings and structures in the Parish of Nuthurst, however there are 40 Grade II listed buildings and structures.

### **Community Views**

2.15 Since the launch of the NPNP, the Parish Council has established a number of Focus Groups, a specific Neighbourhood Plan website ([nuthurstplan.wordpress.com](http://nuthurstplan.wordpress.com)) and arranged drop-in sessions for the community to learn more about the NPNP and to express their opinions on the future of the parish.

2.16 Each of the Focus Groups was tasked with examining the evidence base in respect of their themes and to draw conclusions on what this may mean for the NPNP. A summary of the discussions and conclusions of each group is set out below.

2.17 An analysis of the parish and wider issues indicates a series of actual or perceived 'strengths' or 'assets' or 'advantages', relative to other places. It also indicates the parish has actual or perceived 'weaknesses' or 'disadvantages'. In both cases, they present a combination of opportunities and challenges for the NPNP to address, given there is likely to be a direct influence of land use planning and development decisions.

### Strengths

2.18 The Parish is peaceful, and has a rural character with abundant wildlife and within reasonable reach of modern amenities. It has a very strong community spirit with a desire to work together for a better future for all residents. The general consensus is that new development should be in keeping with the locality and reflect parishioners' housing needs. The parish has beautiful countryside with lots of woodland and a farming community which should be protected if economically possible.

### Weaknesses

2.19 In terms of infrastructure, there is no mains sewerage in the rural parts of the Parish and, according to Southern Water, the sewerage system in Mannings Heath is already inadequate. There is no main gas anywhere in the Parish. Broadband speeds are poor in all rural areas and in parts of Mannings Heath. Mobile phone reception is also poor. These issues present a significant challenge to local businesses

and reduce the ability for residents to work from home and access key government, health and commercial services.

2.20 Public transport is poor in all rural areas. Mannings Heath and Monks Gate have a bus service but the operational hours are limited. The condition of many rural roads is poor, and speeds and traffic volumes are often excessive, particularly on “cut through” routes. Further weaknesses include very limited job opportunities in the Parish resulting in the need to commute to London and elsewhere.

#### Opportunities for the NPNP

2.21 The NPNP gives the Parish the opportunity to protect the existing built up area and settlement boundaries and the existing Area of Outstanding Natural Beauty from development. The NPNP can also provide the housing needed by the local population, particularly lower cost accommodation for younger and older residents, and also ensure that design is in keeping with the locality. In addition, the plan promotes the preservation of key amenities such as pubs, shops and clubs and seeks to extend current facilities for all residents, particularly for the young.

#### Challenges for the NPNP

2.22 Development should accord with the needs of current residents. The NPNP needs to prevent development from damaging the rural nature of the Parish. Inappropriate development could exceed the capacity of transport, utility services, communications and education infrastructure and increase the risk of flooding in some parts of the Parish. There are insufficient brownfield and infill sites to meet housing needs and differing views on the choice and acceptability of sites which has had to be managed. Further challenges are loss of some wildlife habitats and wildlife corridors and there may be an emerging threat of increased noise, air and light pollution from the proposed Gatwick airport expansion, flight re-routing and other major new developments in the area.

### 3. Planning Policy Context

3.1 The Parish is part of the Horsham District and West Sussex County. Each of these administrations has policies and proposals that have a significant influence over the strategy and detailed content of the NPNP.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and Neighbourhood Plans. The NPNP must demonstrate that it is consistent with the provisions of the NPPF.

3.3 At the time of the preparation of the NPNP, the development plan for Horsham District comprises the Core Strategy 2007, General Development Control Policies Document 2007 and the Site Specific Allocations of Land 2007. The Horsham District Planning Framework (HDPF) is expected to replace many of these policies but this is unlikely to be complete by the time of the referendum for the NPNP. In which case, the NPNP seeks to be in general conformity with the strategic policies of the 2007 Core Strategy.

3.4 However, as the HDPF is expected to be adopted in the near future, the NPNP must anticipate its strategic policy framework. In which case, it is helpful to summarise the key strategic content of the HDPF. The plan acknowledges the important, complementary role of neighbourhood plans in forming the development plan for the District. It states that "many local needs and objectives will be identified and met through neighbourhood plans and this will include the identification of locally specific issues and requirements (including) the allocation of sites ..." (para 2.11, p7).



## 4. Vision, Objectives & Land Use Planning Policies

### Vision

4.1 The vision for Nuthurst Parish is:

*“Our Neighbourhood Plan aims to bring vibrancy into our Parish by encouraging young families to move in. It also allows older residents to downsize, maintain their social links and use their time and experience to enrich the fabric of our whole community.*

*Above all our Neighbourhood Plan will respect and preserve the heritage of the past and the largely rural nature of our Parish. It values our fields, woodlands, farms, footpaths and treasured wildlife and it aims to keep our Parish a peaceful and pleasant place to live in. Small developments of mainly lower cost housing will fit into this vision and not detract from all that we value.*

*Our Neighbourhood Plan looks to the future by encouraging proposals to enhance telecommunications and broadband, thereby encouraging more home working. It also aims to reduce our carbon footprint by promoting cycling and better road safety.*

*We strive towards a bright future for our Parish, making it a place we can be proud of. ”*

### Objectives & Measures

4.2 To achieve this vision a number of key objectives have been identified, these are:

#### Housing

- To provide a mix of dwelling types including particularly smaller dwellings for young families and starter homes for younger people.
- To provide some affordable homes for people with an existing and proven local connection.
- To provide these dwellings in small developments spread throughout the Parish.
- To locate new housing in and adjoining the main settlements of the parish

#### Environment

- To safeguard the High Weald AONB, the conservation area in the settlement of Nuthurst and the listed heritage buildings of the Parish.
- To maintain and protect the rural character of the Parish and its landscape features such as the farmlands, woodlands, hedges, ponds etc.
- To maintain, protect and enhance local green spaces.
- To maintain, protect and enhance biodiversity and wildlife havens/corridors.
- To maintain, protect and enhance public footpaths and bridleways.

#### Economy

- To support local businesses and home working by supporting improved broadband services.

#### Community Services

- To protect the community assets of the Parish, such as the school, shops, public houses, village halls, etc.

#### Transport

- To encourage safe walking, cycling and horse riding
- To encourage improved vehicular safety by traffic control measures and better road layouts.

4.3 The SA/SEA of the NPNP has assessed its objectives to be compatible with the principles of sustainable development (see the separate SA report incorporating a SEA published alongside the NPNP). There are some strong, positive impacts in respect of providing for new homes to meet local need and of protecting the landscape and community services of the parish. The SA/SEA identified no likely negative effects of the NPNP pursuing these objectives.

### **Land Use Policies**

4.4 The NPNP contains a series of land use policies, the successful delivery of which during the plan period will help achieve the community's vision for the parish.

4.5 It is not the purpose of the NPNP to contain all land use and development planning policy relating to the parish. Rather, it contains a series of policies that will be applied by HDC, as the Local Planning Authority, alongside the relevant policies of HDC's Planning Framework and of the National Planning Policy Framework to determine planning applications. The silence of the NPNP on a policy matter does not therefore mean that the matter is not important in the parish but that the local community is satisfied that it will be addressed by other development plan policy.

4.6 Each policy is numbered and there is a short explanation of the policy intent and its justification, together with an explanation of any assumptions or definition of terms. The evidence documentation is available either directly or via a link on the Parish Council's website.

## **Policy 1: A Spatial Plan**

*Development proposals within the Built-Up Area Boundary of Mannings Heath, as defined on the Policies Map, will be permitted, provided they accord with the other provisions of the NPNP and HDC's adopted Development Plan.*

*In addition to the sites allocated for residential development in policies 2-9 inclusive of this plan very small scale infill development within the confines of Maplehurst, Monks Gate and Nuthurst will be permitted provided that these accord with the other provisions of the NPNP and the HDC's adopted Development Plan. Otherwise, development proposals will be required to conform to development plan policies in respect of the control of development in the countryside.*

*Development proposals will be expected to conform to the affordable housing policies of HDC's adopted Development Plan.*

4.7 This policy establishes the key spatial priority for the NPNP. It sets the strategic direction for all its other policies by steering new development into four of the established settlements in the parish and by continuing to exert strong control over development proposals elsewhere in the countryside of the parish.

4.8 The effect of the policy is to confine housing and other development proposals to within the Built-Up Area Boundary of Mannings Heath and the confines of Maplehurst, Monks Gate and Nuthurst, unless they are appropriate to a countryside location. The position in the settlement hierarchy of Mannings Heath (as a 'Category 2 Settlement'), and its defined Built-Up Area Boundary, were established by Policy CP5 and by the Proposals Map of the 2007 Horsham Core Strategy. The remaining, smaller settlements in the parish do not appear in the defined hierarchy and do not have defined boundaries on the Proposals Map.

4.9 The policy is also consistent with Policy 2 of the HDPF in respect of supporting sustainable development proposals of an appropriate scale that retain the existing settlement pattern and of managing development around the edges of settlements. It is noted that Policy 3 of the HDPF establishes a new settlement hierarchy. It defines Mannings Heath as a smaller village and maintains its Built-Up Area Boundary. Again, the remaining settlements in the parish are described as 'unclassified settlements', with no defined boundaries. Policy CP8 of the Core Strategy (and policy 4 of the HDPF) allows for the expansion of settlements outside defined built up area boundaries, so long as the proposals meet local needs and assist in the gradual evolution of these communities.

4.10 This NPNP policy is entirely consistent with these strategic policies in the Core Strategy and the HDPF. Its proposed housing allocations are all either adjoining the defined Mannings Heath boundary or within the confines of three other settlements – Maplehurst, Monks Gate and Nuthurst. The small scale of each allocation and the development principles included in each policy will ensure that the housing schemes will be appropriate to each settlement type. Where allocations are sited on larger green fields without existing defensible boundaries, the policies require the establishment of such boundaries as part of the scheme layout and landscape proposals.

4.11 To accommodate these proposals, this policy modifies the Built-Up Area Boundary of Mannings Heath in three places and the relevant HDPF policies promoting sustainable development inside the boundary and constraining development outside the boundary will continue to apply. Though Maplehurst, Monks Gate and Nuthurst have established communities, these are very small with either no or very limited community and public services. These are therefore suitable locations for some housing growth but this will be primarily through the allocations of the NPNP and not from ongoing infill development within their confines.

4.12 In overall terms, the indicative total number of houses specifically provided for in the NPNP is approximately 50 over the plan period. This quantum of development is considered to strike the right balance between meeting local housing need (and contributing to the HDPF housing supply strategy once finalised in due course) on the one hand and reflecting the relative geographical isolation, environmental constraints and small settlements of the Parish on the other. As the policy allows for sustainable development proposals in the form of windfall and other sites within the Built-Up Area Boundary of Mannings Heath and the confines of Maplehurst, Monks Gate and Nuthurst, the total number of dwellings consented over the plan period will be greater than the numbers resulting from the allocations of the NPNP.

4.13 The SA report (incorporating SEA) assesses this policy has having positive and neutral likely effects in achieving sustainable development in the Parish. There are positive effects in terms of providing for new housing but also in maintaining the character of the countryside in the parish and its historic buildings. Its spatial strategy of only allowing for modest development adjoining existing settlement boundaries, and for avoiding development in the High Weald AONB all together, performs significantly better than the alternatives that either provide for too few new homes or provide for isolated brownfield development in the countryside.



## **Policy 2: Land at Swallowfield Nursery, Mannings Heath**

*The residential development of 0.6 Ha of land at Swallowfield Nursery, Church Road, Mannings Heath, as shown on the Policies Map, will be permitted provided that:*

- i. the scheme comprises primarily 2/3 bedroom semi-detached houses or bungalows;*
- ii. access is by way of the lane between Church Road to Windyridge. The transport assessment of the scheme has full regard to ensuring the safety of the nearby junction of the A281 with Church Road and includes the provision of visibility splays at the junction to ensure safe egress for vehicles; the widening of the lane to allow for safe shared use by vehicles and pedestrians; and the provision of passing bays, sufficient to avoid the need for vehicles to reverse into Church Road;*
- iii. the scheme layout and landscape proposals retains the trees and bushes on the boundaries with the access lane, with the adjacent Swallowfield House and with the lane leading to Swallowfield House, to provide a screen and to reduce noise from the nearby A281 road; protects any wildlife and biodiversity interests on the site; retains and renovates the pond in the corner of the site to provide a feature for the development; and retains appropriate mature trees close to the pond and elsewhere on the site;*
- iv. the scheme pays due regard to the proximity of the undesignated heritage asset of Swallowfield House and its parkland setting; and*
- v. the transport assessment of the scheme has full regard to extending the existing pavement on Church Road to the entrance to the development.*

4.14 This policy allocates land of 0.69 Ha adjoining the edge of Mannings Heath for a housing scheme that may comprise of four to seven dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.15 Given the character of the nearby residential area, the site is best suited to semi-detached houses (of no more than two storeys) and bungalows, rather than larger detached houses, although the policy allows for some of the latter type. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site and that full regard is paid to addressing the need for road and pavement improvement works as a result of the development of this site.

4.16 The SA/SEA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the Parish. Its key development principles mitigate any negative effects on landscape character, biodiversity and access.

### **Policy 3: Land at Holly Farm, Mannings Heath**

*The residential development of 0.3 Ha of land at Holly Farm, Winterpit Lane, Mannings Heath, as shown on the Policies Map as lying within the Built-Up Area Boundary, will be permitted provided that:*

- i. built development is limited to the area comprising the derelict barns and shrubs and does not extend beyond the rear building line of the adjacent property to the east;*
- ii. the scheme comprises primarily 2 and 3 bedroom semi-detached or detached houses;*
- iii. access is made to the scheme from one point only on to Winterpit Lane; and*
- iv. the scheme layout and landscape proposals retain the screen of trees and bushes fronting Winterpit Lane and those on the east and west boundaries.*

4.17 This policy allocates land within the existing complex of buildings at Holly Farm adjoining the edge of Mannings Heath for a housing scheme that may comprise up to five dwellings. The area for building development is restricted to within the defined BUAB which does not extend beyond the rear building line of the adjacent property to the east, although the land to the south of the defined BUAB within the red line boundary on the Policies Map may form garden or paddock associated with the development. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.18 Given the character of the nearby residential area, the site is best suited to smaller semi-detached and detached houses (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.19 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

#### **Policy 4: Land opposite Dun Horse Public House, Mannings Heath**

*Residential development of 0.37 Ha of land opposite the Dun Horse Public House, Brighton Road, Mannings Heath, as shown on the Policies Map, will be permitted provided that:*

- I. the scheme comprises primarily maisonettes, 2 bedroom semi- detached and/or terraced houses;*
- II. access is made to the scheme from a single access point to the A281 at the safest point as advised by the highway authority;*
- III. the scheme layout and landscape proposals retain the screen of trees and bushes on the boundaries with neighbouring properties; and*
- IV. the transport assessment of the scheme has full regard to ensuring the safety of the access to the A281.*

4.20 This policy allocates land of 0.37 Ha adjoining the existing line of buildings along the western side of the A281 Brighton Road on the edge of Mannings Heath for a housing scheme that may comprise eight to ten dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.21 Given the character of the nearby residential area, the site is best suited to maisonettes, smaller semi-detached and terraced houses (of no more than two storeys), rather than larger detached houses, although the policy allows for some of the latter type. The remaining development principles will ensure that access, design, landscape and layout proposals will be suited to the site and that full regard is paid to addressing the need for road and pavement improvement works and the parking/safety issues at the triangle outside the pub on Pound Lane at the junction with the A281. The development principles need to be addressed as a result of the development of this site.

4.22 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on access.

## Policy 5: Land at Great Ventors Farm, Monks Gate

*The residential development of 1.2 Ha of land at Great Ventors Farm, Nuthurst Road, Monks Gate, as shown on the Policies Map, will be permitted provided that:*

- i. the scheme comprises a mix of 1 to 4 bedroom houses;*
- ii. the scheme comprises a layout which is sympathetic to nearby houses and establishes a clear and defensible boundary along the southern edge of the site;*
- iii. access is made to the scheme from Nuthurst Road at the safest point as advised by West Sussex County Council;*
- iv. the scheme layout and landscape proposals retain the screen of trees and bushes on the boundary with Nuthurst Road (allowing for the access road), provide a screen for the four properties on the A281 and provide for the protection of the pond and surrounding area as a nature reserve;*
- v. the scheme makes satisfactory provision for managing sewage treatment; and*
- vi. the scheme make satisfactory provision in its flood risk assessment for mitigating any localised flooding arising from drainage from the field.*

4.23 This policy allocates land adjoining the edge of Monks Gate for a housing scheme that may comprise nine to twelve dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy. Importantly, given there is no current defensible southern boundary to the field, the policy requires such a boundary is established by a housing scheme.

4.24 Given the character of the nearby residential area, the site is best suited to a mix of houses (of no more than two storeys), rather than larger detached houses, although the policy allows for some of the latter type; and the development should not have any street lighting. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site. For example, it is known that there is a right of access at the western edge of the site to the land to the south of the site and this would also provide a wildlife corridor. It also requires full regard is paid to managing utilities needs and flood risk works as a result of the development of this site.

4.25 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

## **Policy 6: Land at Saxtons Farm, Monks Gate**

*The residential development of 0.375 Ha of land at Saxtons Farm, Nuthurst Road, Monks Gate as shown on the Policies Map, will be permitted provided that:*

- i. the scheme comprises an even mix of 2, 3 and 4 bedroom houses or bungalows;*
- ii. access is made to the scheme from Nuthurst Road at the safest point as advised by West Sussex County Council;*
- iii. the scheme layout and landscape scheme retains the screen of trees and bushes on the boundaries;*
- iv. surface water systems are designed to minimise water run-off to the public highway; and*
- v. the scheme makes satisfactory provision for managing sewage treatment.*

4.26 This policy allocates land adjoining the edge of Monks Gate for a housing scheme that may comprise six dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.27 Given the character of the nearby residential area, the site is best suited to a range of houses (of no more than two storeys) and the development should not have any street lighting. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site. It also requires that full regard is paid to managing the need for sewage treatment and flood risk works as a result of the development of this site.

4.28 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and biodiversity.

## **Policy 7: Land at Micklepage Leigh, Nuthurst**

*The residential development of 0.3 Ha of land at Micklepage Leigh, Nuthurst Street, Nuthurst, as shown on the Policies Map, will be permitted provided that:*

- i. the scheme comprises primarily 2 and 3 bedroom houses or bungalows;*
- ii. access is made to the scheme from the existing lane serving Micklepage Leigh with the access lane widened at the entrance to Nuthurst Street to allow two cars to pass; and*
- iii. the scheme layout and access ensure the entrances to the houses from the access lane bridge the drainage ditch at the side of the lane.*

4.29 This policy allocates land adjoining the edge of Nuthurst for a housing scheme that may comprise three dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.30 The site is best suited to moderately sized houses or bungalows (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.31 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on biodiversity and access.



### **Policy 8: Land adjacent to Heathtolt Cottages, Maplehurst**

*The residential development of 0.375 Ha of land adjacent to Heathtolt Cottages, Park Lane, Maplehurst, as shown on the Policies Map, will be permitted provided that:*

- i. the scheme comprises primarily 2 or 3 bedroom semi-detached houses with integral garages in line with existing building line;*
- ii. the style is similar/sympathetic to the existing Heathtolt Cottages;*
- iii. access is made to the scheme using one access point onto Park Lane for each pair of houses;*
- iv. the scheme layout and landscape scheme retain the existing trees/hedge at front; and*
- v. the transport assessment of the scheme has full regard to extending the existing pavement on Park Lane to serve the development.*

4.32 This policy allocates land adjoining the edge of Maplehurst for a housing scheme that may comprise three to four pairs of semi-detached dwellings. The location and nature of the land require a number of key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.33 Given the character of the adjoining residential area, the site is best suited to smaller houses (of no more than two storeys), rather than larger houses. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.34 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character.

### **Policy 9: Land behind White Horse, Maplehurst**

*A mixed use development, to include community and residential uses, on 0.2 Ha of land at and to the rear of the White Horse Public House, Park Lane, Maplehurst, as shown on the Policies Map, will be permitted provided that:*

- i. the scheme is developed comprehensively, with the improvement and/or refurbishment works completed and the public house brought back into use before the occupation of all the residential units;*
- ii. a planning obligation is made which provides a financial contribution to any necessary improvements and/or refurbishment works to the public house building and the timing of such contribution;*
- iii. there is a single access point on to Park Lane with any driveway serving the housing development designed to ensure the safe separation of vehicular movements from the public house car park and the children's play area;*
- iv. the scheme layout provides a landscape buffer which retains the mature trees and the hedging/trees on the boundaries with adjacent properties; and*
- v. the scheme is designed to maintain the character and setting of the public house as a rural pub with garden by retaining a landscaped area around the building, including a children's play area.*

4.35 This policy allocates land adjoining the White Horse Public House in the centre of Maplehurst for an enabling housing development scheme to bring about the refurbishment of the White Horse Public House.

4.36 The total number of dwellings will be determined by the requirement to deliver a comprehensive mixed use scheme that retains and improves the adjoining public house to bring it back into a viable business and social asset. As this is an enabling scheme, any planning application will need to be accompanied by a viability appraisal setting out the costs of investing in the public house refurbishment and the estimated residual development value of the housing scheme. This will be used to determine the required timing of the completion of works to the public house and its operational use in relation to the occupation of the dwellings.

4.37 The nature of the site requires a number of other key development principles to be adhered to in order for a satisfactory scheme to be delivered and these are also set out in the policy.

4.38 The precise building types will again be determined by the viability appraisal and the capacity of the site. The remaining development principles will ensure access, design, landscape and layout proposals will be suited to the site.

4.39 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on the loss of a community asset (the public house) and access.

## Policy 10: Housing Design

*The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty.*

*Residential development proposals should:*

- i. make use of high quality building materials and finishes and include high quality landscaping;*
- ii. include adequate functional private garden space appropriate to dwelling size and type;*
- iii. include adequate off-street parking so as to minimise any need for on-street parking; and*
- iv. include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their replacement by new trees and hedges of a suitable species.*

4.40 This policy requires all development proposals to deliver high quality schemes that reflect the distinct character of the parish. It also acknowledges that part of the parish lies within the High Weald AONB and therefore the design of any proposals for housing development that accord with the countryside policies of the development plan must be appropriate to an AONB setting.

4.41 The Parish Council intends to prepare a Parish Design Statement covering the whole Parish which will provide more detailed guidance on the design principles set out in the policy above. It will define the specific characteristics applying to distinct areas within the parish, including the designated Conservation Area. There will be consultation on the Design Statement. Horsham District Council will decide whether the Design Statement should have the status of Supplementary Planning Guidance.

4.42 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character and access.

## Policy 11: Community Facilities

*Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings will be permitted, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties:*

- *Church of the Good Shepherd, Church Road, Mannings Heath.*
- *The Village Store, Pound Lane, Mannings Heath.*
- *Mannings Heath Village Hall, Golding Lane, Mannings Heath.*
- *The Dun Horse Inn, Brighton Road, Mannings Heath.*
- *The cricket pavilion on Mannings Heath Village green, Mannings Heath.*
- *Copsale Hall, Bar Lane, Copsale and support the extension of the Hall.*
- *The White Horse Inn, Park Lane, Maplehurst.*
- *St Andrews C of E Primary School, Nuthurst Street, Nuthurst.*
- *St Andrews School playing field, Nuthurst Street, Nuthurst*
- *St Andrews Parish Church, Nuthurst Street, Nuthurst.*
- *The Black Horse Inn, Nuthurst Street, Nuthurst.*
- *Micklepage, Nuthurst Street, Nuthurst.*

4.43 This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.

4.44 The policy identifies those uses that the local community strongly favours are retained. They comprise a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example through traffic movements, on-street car parking and noise or light pollution.

4.45 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character.

## **Policy 12: Education Uses**

*Development proposals to extend St Andrew's School, Nuthurst, as shown on the Policies Map, to provide for additional classrooms and/or to establish a nursery school/play group, will be supported, provided that:*

- i. the design of the scheme will sustain and enhance the heritage significance of the Nuthurst Conservation Area and the setting of St. Andrew's Church; and*
- ii. the scheme will deliver the necessary supporting infrastructure, including ancillary services and car parking.*

4.46 Extension of the School is a matter for the Governing body and the Diocesan Authority. This policy would not stand in the way of proposals to extend this primary school on land within the school grounds from these authorities if the specified conditions were met. The facility and use already benefit from the protection offered by Policy 14 of the Core Strategy (and Policy 42 of the HDPF).

4.47 The school is popular in serving the village and surrounding area. The site is capable of being extended without causing any significant harm to the Nuthurst Conservation Area, within which it is located, or to the setting of the adjoining listed Church. Proposals should also ensure that they are able to manage the increasing demand for car parking and pupil 'drop off'. The school site lies within flood zones 2 and 3. As such a flood risk assessment is required in accordance with paragraphs 103 and 104 of the National Planning Policy Framework.

4.48 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish. Its key development principles mitigate any negative effects on landscape character, heritage assets and access.

### **Policy 13: Local Green Spaces**

*The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map:*

- i. Green space between Church Road and Lime Kiln Road, Mannings Heath.*
- ii. Green space at junction of Winterpit Lane, Church Road and Golding Lane (opposite village shop), Mannings Heath.*
- iii. Green space on Golding Lane between Pound Lane and Gagglewood, Mannings Heath.*
- iv. Green space on Gagglewood between Oak Way and The Birches, Mannings Heath.*
- v. Field managed by Horsham District Council behind Woodlands Walk, Mannings Heath.*
- vi. The pond and surrounding area bordering Nuthurst Road, Monks Gate.*
- vii. Green space at junction of Copsale Road and Nuthurst Road, Maplehurst.*
- viii. Land surrounding Copsale Hall, Bar Lane, Copsale.*

*Development in a Local Green Space will not be permitted except in very special circumstances.*

4.49 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with the NPPF. The Village Green at Mannings Heath already has formal protection status and is not therefore proposed as a Local Green Space.

4.50 In each case, the green spaces are an integral part of the settlements in the Parish and are therefore regarded as special to the local community. The NPNP Local Green Spaces study (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.

4.51 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish.



## Policy 14: Green infrastructure & Biodiversity

*Development proposals will be permitted provided that:*

- I. they do not significantly affect habitats for flora and fauna and wildlife corridors and if they do appropriate measures are taken to mitigate the effects in agreement with the relevant authorities;*
- II. they use, for example, natural Sussex post/rail fencing or hedges and not close boarded fencing in order to preserve wildlife corridors;*
- III. they do not affect ponds and lakes (natural and man-made), streams and rivers (surface and underground) and that adequate measures are taken, in consultation with appropriate authorities, to prevent localised flooding; and*
- IV. public footpaths and bridleways are retained.*

4.52 This policy refines Policy CP1 of the Core Strategy (and Policy 30 of the HDPF) and applies it to the specific characteristics of the parish. In doing so, the policy protects: the habitats for flora and fauna; wildlife corridors; ponds, lakes, streams and rivers; and public footpaths and bridleways.

4.53 The SA report assesses this policy as having positive and neutral likely effects in achieving sustainable development in the parish.

## 5. Implementation

5.1 The NPNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### Development Management

5.2 Most of the policies contained in the NPNP will be delivered by landowners and developers. In preparing the NPNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the NPNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

### Infrastructure Projects

5.4 The Parish Council proposes the following projects for investment of future Community Infrastructure Levy funding allocated by the local planning authority and to the Parish Council:

- i. Community bus service improvements
- ii. Cycle track from Monks Gate to Horsham
- iii. Replacement bus shelters with roofs in Sussex Barn Style
- iv. Resolve parking problems at St Andrews School, Nuthurst
- v. Play facilities at Mannings Heath Village Green, Mannings Heath

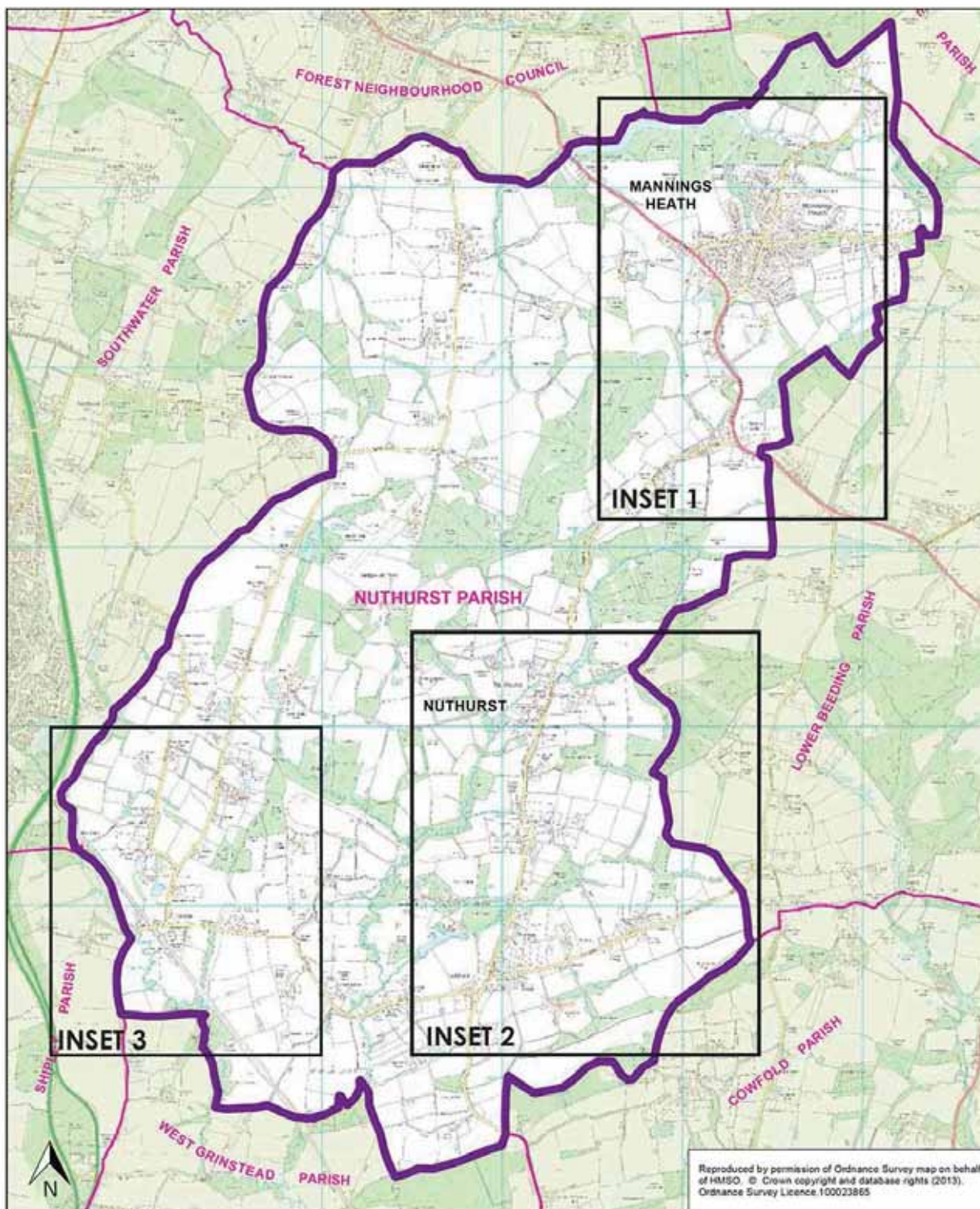
5.5 This series of local infrastructure projects will be prioritised for investment from the forthcoming Horsham Community Infrastructure Levy (CIL).

5.6 The CIL will replace the pooling of S106 agreement financial contributions during the plan period. It will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the Parish. As a general rule, the levy should be used for the benefit of the settlement in which the development takes place

5.7 In addition, other policies of the NPNP require full regard to be paid to addressing the need for specific infrastructure improvements as part of planning consents relating to the development schemes in order to make the schemes satisfactory in line with paragraphs 173 and 204 of the NPPF.

## **Appendix 1: Broadband**

Proposals to provide access to super-fast (fibre and copper based) broadband infrastructure and services to the villages and outlying properties of the parish, and to improve the speed of existing services, will be encouraged. This would facilitate home working and the creation and expansion of rural businesses in this very rural parish.



## NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP

Key

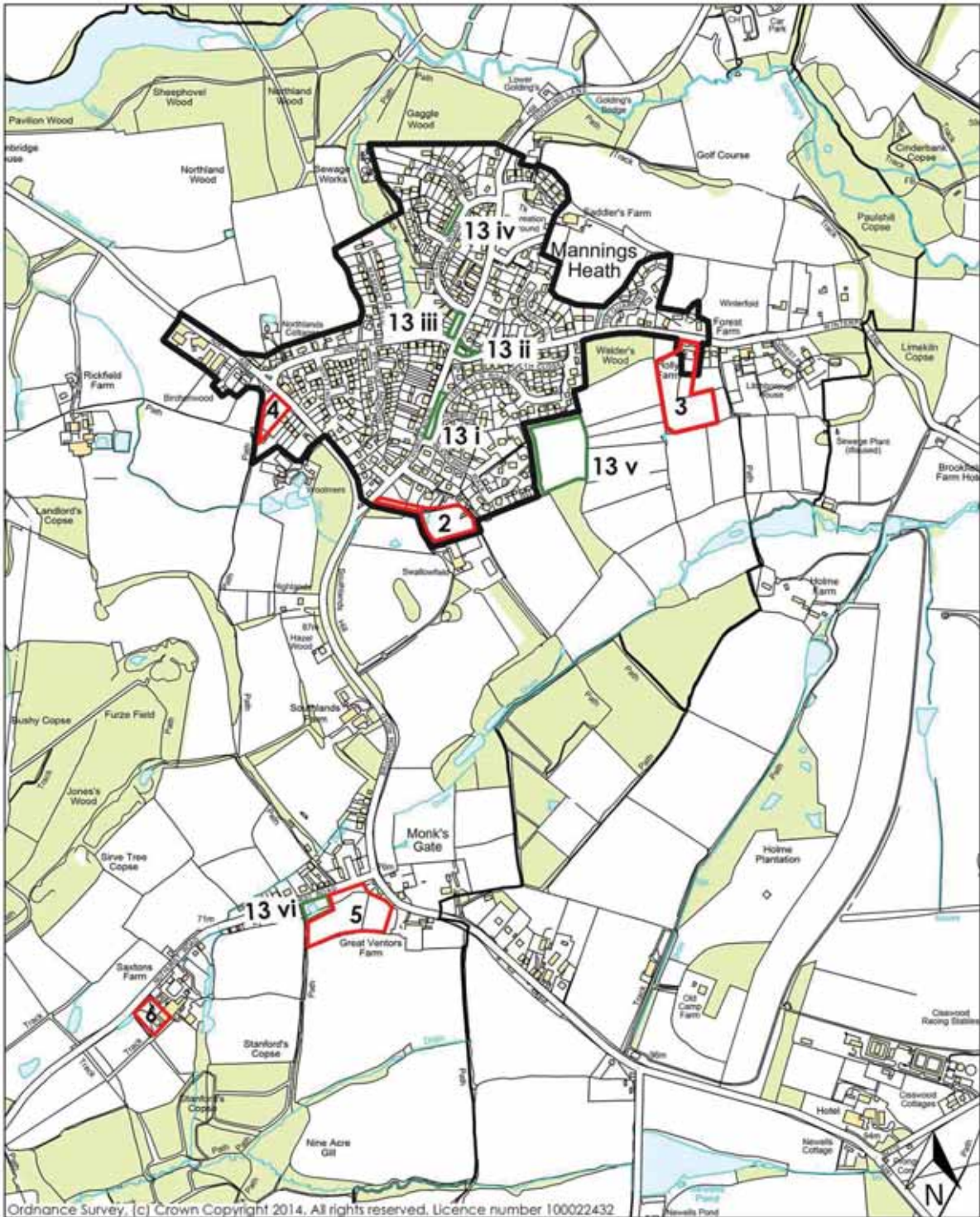


Neighbourhood Plan Area



Insets 1, 2 and 3





## NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 1

Key



Site Boundary

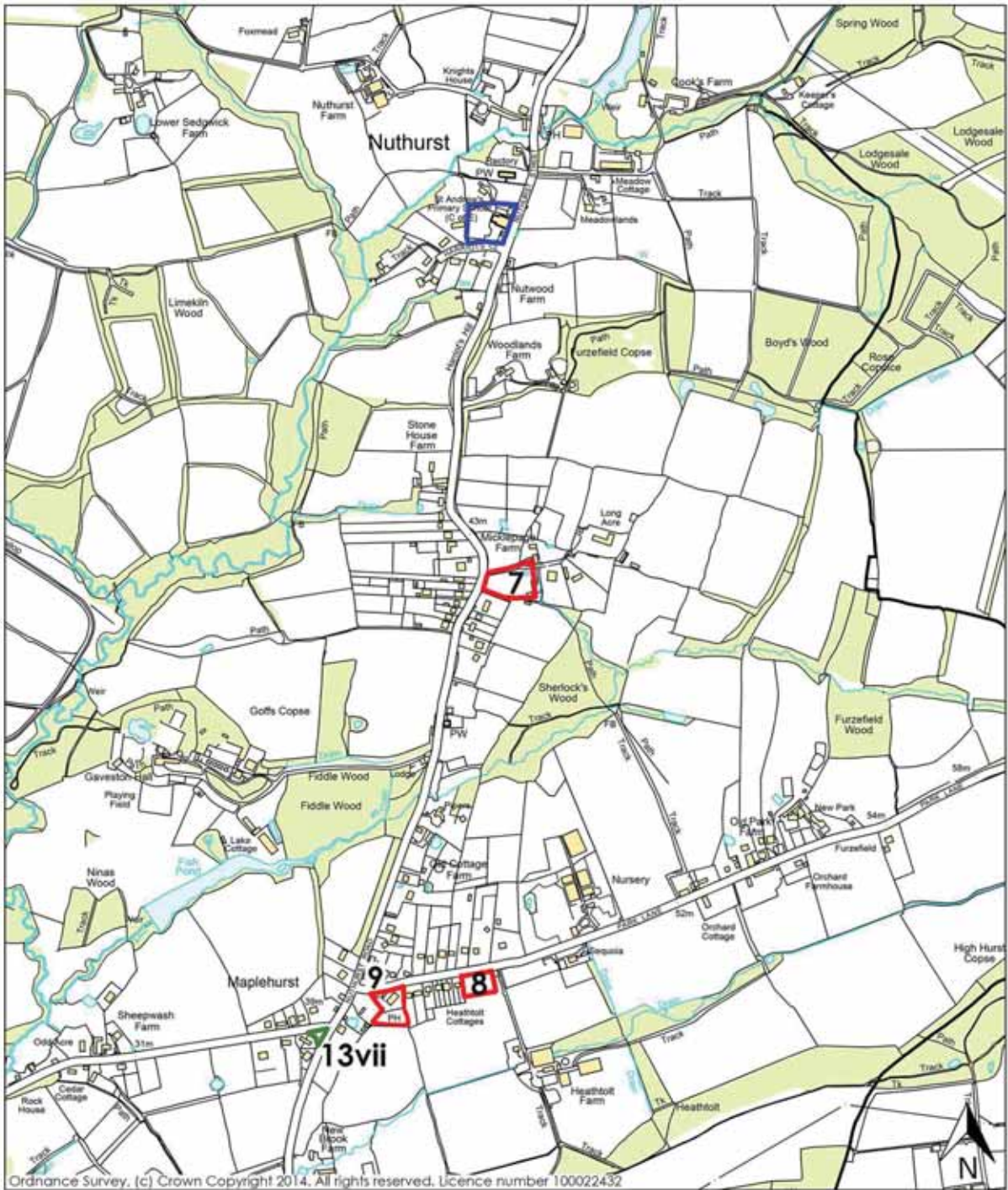


Policy 1



Policy 13





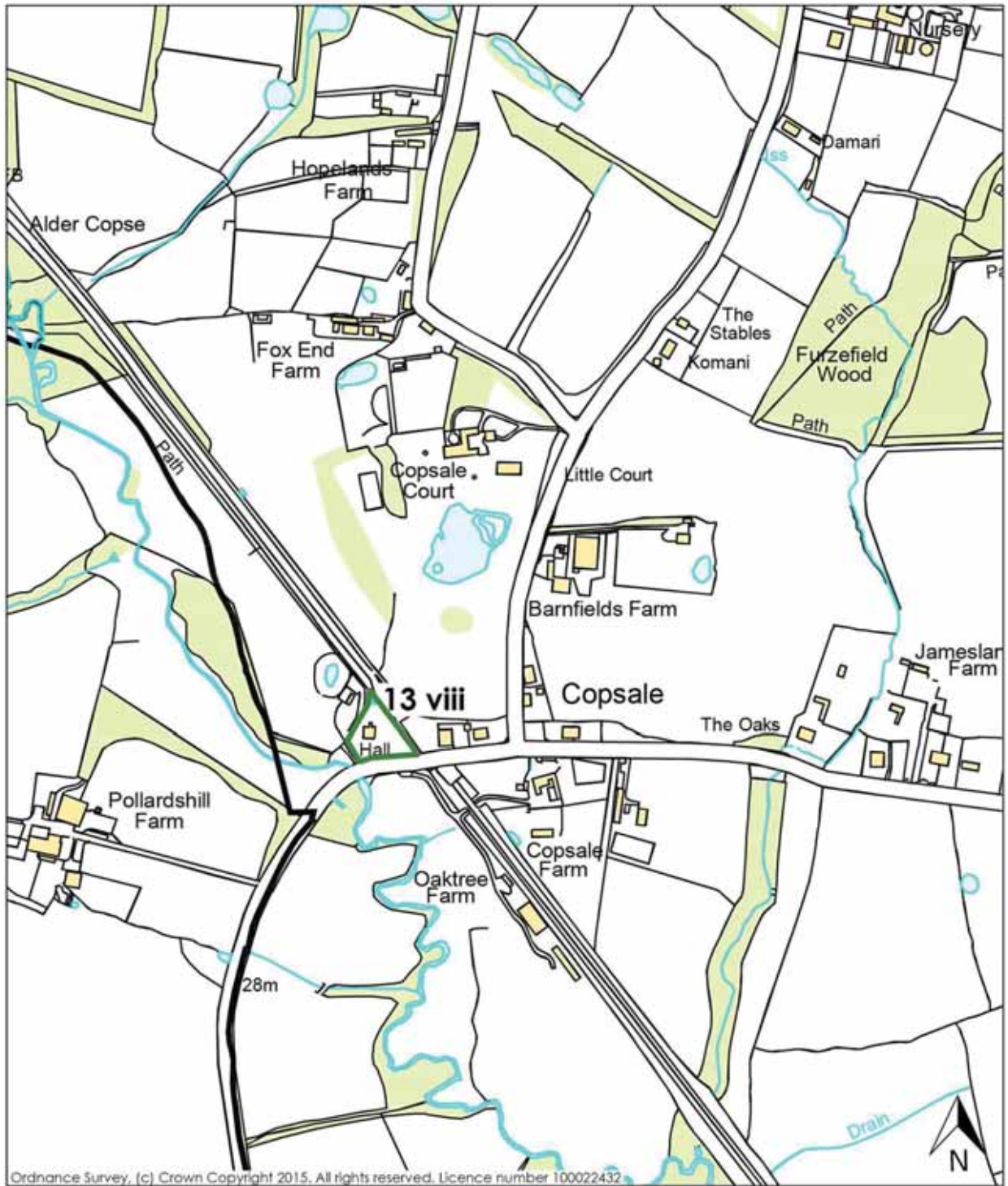
# NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 2

Key

	Site Boundary		Policy 13
	Policy 12		





# NUTHURST PARISH NEIGHBOURHOOD PLAN

POLICIES MAP: INSET 3

Key



Policy 13

## Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Nuthurst Parish Council website's neighbourhood plan pages and on its specific Neighbourhood Plan website ([nuthurstplan.wordpress.com](http://nuthurstplan.wordpress.com)).

Nuthurst State of the Parish Report (2014)
Nuthurst Parish Action Plan (2006)
Nuthurst Parish Neighbourhood Plan Site Assessment Report (2014)
Nuthurst Parish Neighbourhood Plan Local Green Spaces Report (2014)
Nuthurst Parish Neighbourhood Plan Draft Sustainability Appraisal (2014)
Closing Report for the Housing & Development Focus Group (2014)
Closing Report for the Community, Infrastructure and Local Economy Focus Group (2014)
Closing Report for the Farmlands, Environment and Countryside Focus Group (2014)
Closing Report for the Transport and Traffic Focus Group (2014)
Nuthurst NDP Community Survey (2014)
Nuthurst NDP Housing Needs Survey (2014)
Young Persons Consultation report (2014)
Business Event Report (2014)
Horsham District Council Infrastructure Study (2010)
Horsham District Council Landscape Capacity Assessment (2014)
Horsham District Council Landscape Character Assessment (2003)
Horsham District Council Strategic Flood Assessment (2007)
Horsham District Council Retail Healthcheck (2005)
Horsham District Council Sport, Open Space and Recreation Assessment (2014)
Crawley Borough Council, Horsham District Council, Mid Sussex District Council Employment Land Review Summary Report (2009)
Horsham District Council Final_SHLAA report (March 2014)
High Weald AONB Management Plan (2014)
High Weald AONB Briefing (2012)
Gatwick Diamond Local Strategic Statement (March 2012)
Coastal West Sussex SHMA (2012)
West Sussex Strategic Housing Market Assessment: Horsham (2009)
West Sussex Local Transport Plan (2011-26)

## Annex B – Glossary of Terms

Subject	Description
<b>Community Infrastructure Levy (CIL)</b>	The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development, by funding infrastructure that the council, local community and neighbourhoods want.
<b>Conservation Area</b>	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest
<b>Horsham District Planning Framework (HDPF)</b>	The HDPF is a Development Plan Document which will become a core part of the development plan for the district. It sets out a long term spatial vision and objectives, containing both strategic and development management policies.
<b>Evidence Base</b>	The Evidence Base is a collection of reports which have been used to inform the Neighbourhood Plan policies. The evidence can come from a wide range of sources including public consultation, research documents, other Strategies, National Policy, and monitoring.
<b>Examination</b>	An independent review of the Neighbourhood Plan carried out by an independent examiner
<b>Green Infrastructure (GI)</b>	Green Infrastructure is a strategically planned and delivered network of high quality green spaces and other environmental features. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

<b>Horsham District Council (HDC)</b>	The Local Planning Authority for Nuthurst Parish.
<b>Independent Examiner</b>	The role of the Independent Examiner is to evaluate the Neighbourhood Plan.
<b>Infrastructure</b>	The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public and community buildings including schools, community centres, leisure services health services etc.
<b>Listed Buildings</b>	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building
<b>Local Green Spaces</b>	It is a designation to provide special protection of a green area of particular importance to the local community, using the criteria of paragraphs 76-77 of the NPPF.
<b>Localism Act</b>	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area
<b>National Planning Policy Framework (NPPF)</b>	The NPPF was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied in development planning documents, including neighbourhood plans, and in decisions on planning applications.
<b>Nuthurst Parish Neighbourhood (Development) Plan</b>	The full title in the Localism Act is 'Neighbourhood Development Plan but this is commonly shortened to Neighbourhood Plan. The NPNP is a plan document for Nuthurst Parish.
<b>Open Market/Market Housing</b>	Houses for sale or rent where prices are set in the open market.
<b>Plan Period</b>	The period (2015 to 2031) for which the Nuthurst Parish Neighbourhood Plan sets policy for the parish.
<b>Previously Developed Land</b>	Previously developed land is that which is, or was occupied by a permanent structure. The

	<p>definition covers the curtilage of the development.</p> <p>The definition excludes land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings).</p> <p>Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>
<b>Public Open Space</b>	Open space which is open to the public and is normally owned or managed by a public organisation such as Nuthurst Parish Council or Horsham District Council.
<b>Referendum</b>	A general vote by the electorate on a single political question that has been referred to for a direct decision. With regard to the Nuthurst Neighbourhood Plan, a public referendum will have decided whether to make the Plan
<b>Sustainability Appraisal (SA or SA/SEA)</b>	A process of appraising draft planning policies for their social, economic and environmental effects. It incorporates the requirements of EU Directive 42/2001 on strategic environmental assessment.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that Horsham District Council maintain a five-year supply of housing land. The study provides a key element of the evidence base for the emerging Horsham Local Plan. However, the Practice Guidance is very clear that "the Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development".
<b>Strategic Housing Market Assessment (SHMA)</b>	The SHMA forms part of the evidence base for Local Plans and provides an assessment of needs for all types of housing, taking account of



	demographic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand.
<b>Sustainable Urban Drainage System</b>	<p>SUDS, or Sustainable Urban* Drainage Systems are a sequence of water management practices(1) and facilities(2) designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.</p> <p>1. Practices involved are what are termed 'good housekeeping' or 'best management practices'. Such practices include:</p> <ul style="list-style-type: none"> <li>• Mitigation of accidents that may result in pollution incidents;</li> <li>• Reduction of polluting activities;</li> <li>• Reduction of polluting materials;</li> <li>• Bunding of oil tanks;</li> <li>• Water harvesting.</li> </ul> <p>2. Facilities are generally constructed arrangements. Such facilities include:</p> <ul style="list-style-type: none"> <li>• Permeable surfaces;</li> <li>• Filter strips;</li> <li>• Filter and infiltration trenches;</li> <li>• Swales;</li> <li>• Detention basins;</li> <li>• Underground storage;</li> <li>• Wetlands;</li> <li>• Ponds.</li> </ul>
<b>Very small scale infill development</b>	One or two houses on a small infill site or replacing an existing property on the same site.
<b>Windfall Sites</b>	Sites including conversions which are not included as part of the housing land supply at the base date of the Plan but which subsequently become available for appropriate housing development, other than through the Local Plan allocation process.
<b>West Sussex County Council</b>	The Authority of the County of West Sussex responsible for services such as education, transport, emergency services and waste disposal.