

SLAUGHAM PARISH

NEIGHBOURHOOD PLAN 2013 - 2031

Submission Plan



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Slaugham Parish Neighbourhood Plan 2013 - 2031

Submission Plan

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Foreword by Chris Hinchey, Chair of the Slaugham Parish Council ‘Neighbourhood Plan Committee’

Dear Resident,

I am pleased to write this introduction to the Slaugham Parish Neighbourhood Plan (SPNP) and Community Right to Build Orders.

This document is the version that will be submitted under the Neighbourhood Plan Regulations 2012, the 1990 Town and Country Planning Act (as amended), the Localism Act 2011, and contains the policies related to development and use of land in the parish.

The next stages are:

1. Mid Sussex District Council (MSDC) will check that that the regulatory requirements have been complied with
2. MSDC will publicise the documents for 6 weeks and once the publication period has finished and the number and type of representations are known, an independent examiner will be appointed by MSDC with the agreement of the Parish Council
3. The examiner will carry out the examination and issue their report
4. MSDC will publish the report and how it intends to respond to it, and if this is positive, then arrangements will be put in place for a referendum, hopefully before the end of 2013
5. If a positive vote is received by the majority of respondents at referendum the SPNP becomes the planning document that will guide the future development in the Parish

This document details the policies that will lead development in the parish over the next 20 years. It is an exciting document as it offers community true control over important assets in the parish, as well as control over affordable housing, in perpetuity.

Contained within the policies, are important mechanisms of a Community Right To Build Order (appendices C and D) and a Community Land Trust. Together these orders allow the community itself ownership and control of housing and community assets.

It should be noted that the policies contained herein are as a result of considerable interaction and consultation with the villages of the parish. Work has involved village and community groups over almost 18 months, numerous public meetings and presentations, and help and support from the Focus Groups, Residents Societies and NP committee members. Views and interactions from this process from this evidence base lead to the Vision and Objectives in Section 3, and subsequently therefore form the basis for the key policies set out in section 4.

These policies act as “filters” for site locations, quantity and type of development. It became clear during consultation that the Neighbourhood Plan would have to include site allocation policies and to be clear about how supporting infrastructure would be financed and delivered. Such matters could not be left to generic, criteria-based policies as the plan would add little value to the saved policies of the development plan nor effectively translate the housing supply policy of the emerging Mid Sussex District Plan.

The Neighbourhood Plan therefore contains a series of allocation policies and policies that are defined on the Proposals Map as being geographically specific. For the most, the plan has therefore deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications.

This has allowed the Neighbourhood Plan to focus on a relatively small number of policies, including some of those in Handcross and Pease Pottage, which are mutually interdependent. The remaining policies anticipate changes to established uses during the plan period and seek to provide guidance on what uses may be acceptable in principle.

In summary:

- The SPCNP is “pro-development” (in as much as it accepts more than a minimum proportional quantity based on resident numbers as part of the District Plan) and further acknowledges that the parish needs to conform to Mid Sussex land supply and Local Plan policies. The numbers shown meet the expressed desire of the community
- Only sites assessed by MSDC under their housing supply assessments are considered
- Since all of the parish lies within AONB (except a small site in Pease Pottage), the overall spatial vision identifies that development in the countryside and away from the major developed areas should be restrained, with only infill in the smaller villages
- The overall spatial plan is designed in a way that maximises community benefit and minimises environmental impact
- Housing policy in section 4.3 identifies that sites should be on land where there is sufficient control to deliver affordable homes in a proportion of 50% for local needs, and on previously developed sites, a proportion of 30%. The higher levels are provided in perpetuity by use of a Community Land Trust and via a Community Right to Build Order. Capital receipts from the CLT scheme are re-invested into the community to provide facilities such as a community hall
- Housing type is varied based on distance from village centres to address transport and traffic policies are listed in the policy list at the beginning of the document

Thank you once again for your involvement

Chris Hinchey
Chairman
Slaugham Parish Council Neighbourhood Plan Committee

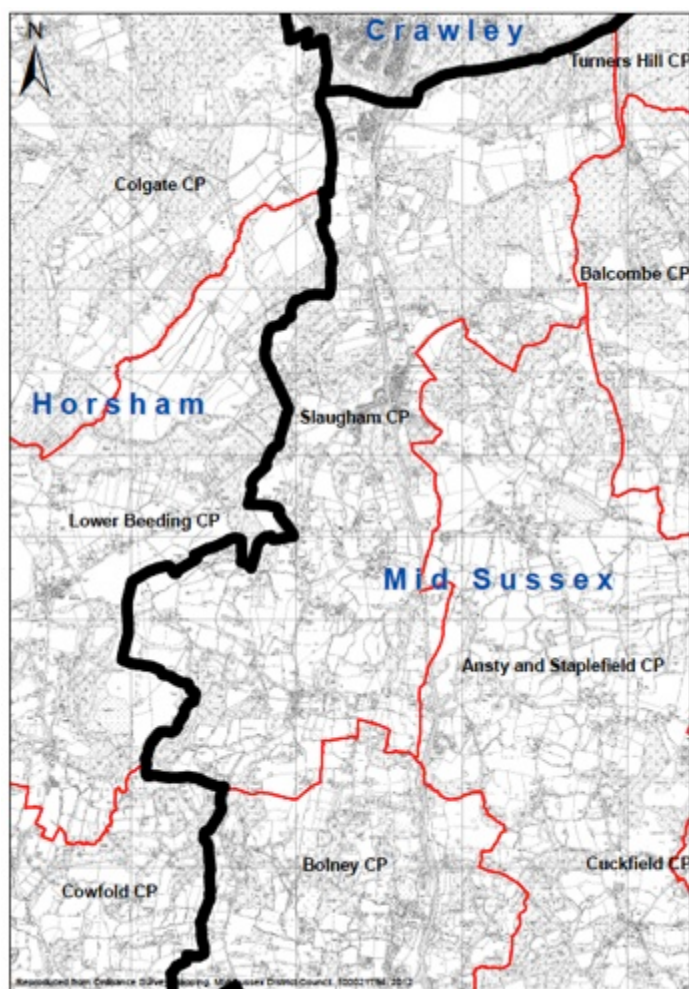
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1. Introduction

1.1 Purpose

Mid Sussex District Council, as the local planning authority, designated a Neighbourhood Area for the whole Slaugham Parish area in September 2012 to enable Slaugham Parish Council to prepare the 'Slaugham Parish Neighbourhood Plan 2013 – 2031' (SPNP) and to make two Community Right to Build Orders (CRTBO).



Plan A: Slaugham Parish

The SPNP is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning Regulations 2012 and the EU Directive 2001/42 on strategic environmental assessment. The Parish Council has prepared the plan to establish a vision of the future of the parish and to set out how that vision will be realised through planning and controlling land use and development change over the plan period 2013 to 2031.

The SPNP contains a variety of policies and infrastructure proposals, including determining the level, location, type and phasing of new housing development as well as new community facilities, public open spaces and village centre improvements.

It also comprises two Community Right to Build Orders – attached as appendices C and D – that have been prepared as an integral feature of the SPNP and its flagship policies 4 and 15.

The Submission Plan is published by the Parish Council, together with a Strategic Environmental Assessment (SEA – see 1.3) to be forwarded to Mid Sussex District Council (MSDC) to publicise, to arrange its examination and, if recommended, to be put to a referendum.

1.2 Neighbourhood Development Plans

The SPNP will be amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“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; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order (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. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. 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. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

1.3 Strategic Environmental Assessment

The SPNP has been prepared in accordance with the EU Directive 2001/42 on strategic environmental assessment (SEA) to ensure that its policies have avoided having any significant environmental effects.

In doing so, the SPNP has also sought to demonstrate that its policies contribute to sustainable development, as required by Regulation 15 of the 2012 Regulations and by Section 4B (6) and 8 of the 1990 Act, and covered in greater detail in the accompanying Basic Conditions Statement.

A Draft SEA report was included in the Revised Pre-Submission Plan to assess the objectives and policies of both the Pre Submission Plan and the Revised Pre Submission Plan. Rather than publish the final assessment in a separate report, for completeness it is included as Appendix B of the SPNP. This section also sets out the necessary information for the District Council to validate the assessment in the SPNP that the policies will not have any significant effects on a European site, under the Conservation of Habitats & Species Regulations 2010 (as amended by Schedule 2 of the 2012 Regulations).

1.4 Consultation

The Parish Council has consulted the local community extensively over the last year and a half. Focus groups of local residents have been established in each of the four villages in the parish to review and agree which issues should be addressed by the plan. There has also been a community survey of every household to obtain the fullest view of local community concerns, needs and wants from the plan.

The Pre Submission Plan was consulted on for almost eight weeks during December 2012 to February 2013 in accordance with Regulation 14 of the Regulations. The Plan set out two options (A and B) for some of the policies so the Parish Council could test local community opinion on the scale of housing development proposed in the Plan. Importantly, Option B included all the provisions of Option A but proposed additional housing allocations to achieve a higher total housing supply number over the plan period.

At its meetings on 26 February 2013 and 4 March 2013, the Parish Council's Neighbourhood Plan Committee reviewed all the representations made in open public session and approved how each recommendation would be responded to and, in relevant cases, how the Submission Plan would be amended to reflect such changes. The Consultation Statement will provide a more detailed report of this process.

As the Pre Submission Plan comprised policy options, the Committee, at its meeting on 27 March 2013, resolved to undertake a further three week public consultation on a Revised Pre Submission Plan which contains all the proposed amendments based on the chosen Option B. This has brought the total public consultation period relating to the Pre-Submission Plan under Regulation 14 of the Regulations to almost eleven weeks.

The representations received on the Revised Pre-Submission Plan have each been examined by the Committee and some minor changes have been made to the Submission Plan.

A full Consultation Statement accompanies the Submission Plan, in accordance with the Regulations, that provides a comprehensive overview of all the consultation arrangements of and outcomes during the preparation of the SPNP and the CRTBOs.

1.5 The Plan Preparation Process

The plan preparation process has been led by Slaugham Parish Council, as a 'relevant body' under the 2012 Regulations, with decisions delegated to its 'Neighbourhood Plan Committee'.

The Committee established a 'Village Focus Group' in each of the four villages to act as a key means of engaging the local communities and of testing the suitability and acceptability of its emerging policies.

The plan making process has comprised three main stages:

- State of the Parish of Slaugham – this report summarised all the evidence on which the SPNP has been based and was consulted upon as the SEA Scoping Report; it was published on 20 October 2012
- Pre-Submission SPNP – this report comprised the vision, objectives, policies and map of the plan for statutory public consultation; it was published on 11 December 2012
- Revised Pre-Submission SPNP – as above and published on 3 April 2013 for statutory public consultation
- Submission SPNP – this report has taken into account the representations received on the Pre-Submission SPNP during the statutory consultation period and has been

prepared for submission to the District Council; it will be published and submitted on 8 May 2013

If received and accepted by the District Council under Regulation 15 of the 2012 Regulations for examination, the SPNP will then be publicised for six weeks under Regulation 16 of the 2012 Regulations. The District Council will then submit the SPNP for examination under Regulation 17 of the 2012 Regulations, having appointed an independent examiner.

If deemed acceptable in respect of meeting the basic conditions of a Neighbourhood Plan, the examiner will recommend that the SPNP will proceed to a referendum. If supported by a majority vote at the referendum, the SPNP will be adopted by the District Council as planning policy for Slaugham Parish for the period 2013 - 2031.

2. State of the Parish

2.1 An Introduction to the Parish of Slaugham

Slaugham Parish consists of four villages, Slaugham, Handcross, Pease Pottage and Warninglid in the northern part of the District of Mid Sussex and the County of West Sussex. The parish is reasonably large in terms of area and unusual in having four distinct settlements.

The whole of the parish is situated in the High Weald Area of Outstanding Natural Beauty, with the exception of a very small area north of Pease Pottage.

To the north and west lie the Borough of Crawley and District of Horsham respectively. Adjoining the parish to the east are the parishes of Worth, Turners Hill, Balcombe and Cuckfield; to the south are the parishes of Bolney and Cowfold; and to the west are the parishes of Lower Beeding and Colgate (see Plan A).

The earliest parish records are thought to date back to 1606. The Parish lies alongside the A23 London to Brighton road and is one of the larger parishes within the Mid Sussex District Council area. There are approximately 1,200 households in the parish with a population of 2,700.

2.2 Handcross

The village of Handcross is split into two sections by the main A23 London-Brighton Trunk Road. The section to the east is the older of the two, centred on the High Street. The area to the west of the A23 is more modern, comprising mostly 20th century estate development. Although predominantly residential in nature, Handcross has a significant number of commercial properties. These provide important sources of local employment.

Despite considerable modern expansion, Handcross retains a historic core centred on the High Street. The majority of the buildings date back to the 19th century, but a number, including some that are listed, are 18th century or earlier. The High Street is a busy through route and suffers from the effects of traffic. Nevertheless it is still visually attractive and the buildings substantially retain their original character and appearance, and there are a number of interesting features. Further south towards Nymans, as well as several older buildings, trees are important features in the street scene and provide an attractive approach to the village.

The village has two public houses: The Royal Oak, in Horsham Road and The Red Lion, an old coaching inn, situated at the junction of the High Street and Horsham Road. In addition, there is the Handcross Parish Hall in the High Street. This is the largest community facility in the Parish and is situated next to the Handcross Sports and Social Club. The recreation ground in the High Street is owned by the Parish Council and contains the Pavilion, which is used by a variety of organisations as well as the local sports clubs. The village also has two schools, the Handcross Primary School and Handcross Park School, a private co-educational school, both in the Old Brighton Road and there are two churches: All Saints, C of E in the Horsham Road and Zoar Baptist Chapel in the High Street.

The village suffers from the effects of traffic, being at the intersection of the A23, the B2110 Horsham Road and the B2114 to Cuckfield and Haywards Heath. Traffic flows significantly affect the environment of the village, in particular along the High Street and Horsham Road.

Generally opportunities for the development of business floorspace are limited, however a number of small firms are located along the Brighton Road. Traffic is able to enter and leave the Brighton Road at the junction with the B2114 Cuckfield Road; it is also able to leave to the south on to the A23.

Whilst not an industrial estate this mixed residential/commercial area, particularly on the west side of Brighton Road backing onto the A23 and at the southern end on the east side, provides a significant amount of floorspace for business including a number of industrial operators.

The area around the village is particularly attractive, including the Handcross Recreation Ground and extensive areas of woodland and farmland, as well as the landscaped gardens of Nymans, a National Trust property located just outside the parish boundary to the east. Both Nymans and High Beeches (about a mile northeast of the village) are listed in English Heritage's Register of Parks and Gardens of Special Historic Interest. The extensive Hyde Estate around the north of the village is forested for commercial timber and is used for breeding and hunting game.

2.3 Pease Pottage

Pease Pottage - so called, it is said, because convicts on their way to Horsham Gaol were given a bowl of pottage - is located mainly to the west of the A23/M23 at the junction with Horsham Road but includes properties to the east on Tilgate Forest Row and Old Brighton Road. It lies about half a mile from the built-up area of Crawley and takes a largely linear form along Horsham Road and Old Brighton Road.

There is a public house in the village, The Black Swan Public House on Horsham Road. The village has a florist and there are other shops at the M23/A23 motorway service area that are well used by the community for convenience shopping. It has had some development of mixed housing in the past with 120 new homes built on the site of the old garden nursery centre ('Hemsleys') during 2007/8.

There is a children's play area on land to the rear of Barn Close/Horsham Road and the football pitches on Finches Field are very well used, as were associated changing facilities prior to demolition. There are no schools or nursery facilities. The surrounding countryside landscape of fields and woodland provides an attractive setting for the village.

The village has three warehouse distribution centres and a small office complex on Horsham Road. The new acute needs treatment facility at the southern end of Old Brighton Road will become the largest employer (100 jobs+) in the parish when fully operational.

Commuter traffic through the village is a problem at peak times, compounded by unrestricted commuter car parking for shared driving to Crawley and Gatwick. This parking, together with movements of distribution lorries using the warehouse buildings, can often restrict access at the junction of Horsham Road and Old Brighton Road South.

2.4 Slaugham

Slaugham (pronounced 'slafam') is the smallest village in the parish and is located around the junction of Staplefield Road and Park Road, approximately half a mile west of the A23. Originally one of the 'iron villages' of the Sussex Weald, it is situated on a ridge between two small river valleys running north to south. It is surrounded by attractive countryside comprising farmland and woodland.

Despite the small size of the village, Slaugham (designated a conservation area) includes a variety of building styles and ages including a number of buildings which are timber framed, red brick with half tile hung and tiled roofs and others which are constructed with sandstone blocks occasionally with stone roofs. To the southern end of the village is the parish church of St Mary, which forms an attractive focal point. There is a Norman church with a 13th century clock tower and a Victorian clock. Lord Nelson's sister is buried here. The southern side of the churchyard provides views towards the ruins of Slaugham Place, an Elizabethan mansion, which is a scheduled ancient monument.

The village has just the one main street – Park Road but known as ‘The Street’ - running from The Green by the Church to the parkland of Slaugham Park, where the main population resides. The Street is lined with many listed houses. The village tap - no longer working - is quite quaint and now carries the village notice board. There is also another unusual feature, a white telephone box, possibly the only one in the county and a Grade II Listed Building. The Street also has two unique lampposts, which have the royal crown on top.

There are two large lakes nearby, Slaugham Mill Pond, with mentions of a mill dating from 1339, and the Furnace Pond, the name of which derives from the former iron works in the area and is surrounded by Slaugham Common. The nearby ruins at Slaugham Place are a scheduled ancient monument and a registered park and garden. Church Covert lies to the south of the churchyard and is managed by the Woodland Trust.

There is an active community spirit fostered by the Slaugham Society and the Chequers Inn is popular with locals and visitors. The village attracts cyclists, walkers and other visitors. At the north of The Street there is a children’s playground, which is owned by the parish council.

2.5 Warninglid

Warninglid (or ‘Warningeld’ as it was once known) is a small village located at the crossroads of the B2115 (Cuckfield Lane) and Slaugham Lane/The Street, approximately a mile and a half west of the A23 Trunk Road. It is situated on a hill in gently undulating countryside in a particularly attractive part of the High Weald.

The village dates back to Saxon times and later had connections with the medieval iron industry. It contains a number of community and recreation facilities including the Seaforth Hall and a cricket ground. There is also a primary school, isolated from the village approximately half a mile to the north. Although there is still a public house, there are no longer any shops in the village.

The Street, which forms the focus of the conservation area, contains a number of buildings dating back to the 16th century. Some of these are listed as being of special architectural or historic interest. The attractiveness of The Street due to the variety in the ages and styles of building; the predominant use of traditional and natural building materials, e.g. sandstone, brick, timber and clay roof tiles; the traditional style street lamps and road sign directing traffic to adjacent villages/towns; the sense of enclosure created by the buildings and the bank, hedges and trees adjacent to The Street; and the village pond with an arching sandstone bridge leading to the drive of Lyndhurst Estate, creating a focal point within The Street.

At the centre of the village is a crossroads and there sits the Half Moon public house, a Grade II listed brick and stone pub dating back to the 19th Century. Nearby, the former St Andrew’s Church, built in 1935 and now converted to a residential property, has some of the finest examples of modern stained glass in the south of England. On the outskirts, old buildings like Bells Farm, Harveys Farm, Freechase Farm, Portways Farm and Routwood), all dating from the 15th and 16th centuries, have developed into charming houses in delightful rural settings. The oldest recorded house is on Cuckfield Lane but the Street is the oldest residential road and has properties dating back to 16th Century. It is a highly attractive street with many listed buildings.

There are areas of Ancient Woodland owned and maintained by the Woodland Trust, several farms providing grazing for sheep, crops and hay, with a widespread horse community in the village.

2.6 The Parish beyond the Villages

Beyond the four villages the parish comprises High Weald open countryside and extensive woodlands, much of it ancient woodland. There are isolated farm houses but the proportion of the parish population living outside the villages is very small.

2.7 Selected Parish Statistics

The following statistics are drawn from a variety of sources, most especially the Slaugham Parish Rural Community Profile published by Action in rural Sussex in January 2012. Many of the data sets used have relied upon the 2001 Census. However, their comparison with data for England remain relevant (but note that the Community Survey summarised in Section 3.2 below relates to current households and population).

- 2,665 population (50.2% male) in 2010
- approx. 1,150 total households, comprising 550 in Handcross, 350 in Pease Pottage, 200 in Warninglid and 50 in Slaugham (2012 parish data)
- 115 homes social rented (12% v 19% England)
- 65 homes in Council Tax Band A (5% v 25% England)
- 1.1 people per hectare (v 4.0 England)
- 1,675 working age adults (63% v 65% England)
- 575 children under 16 (22% v 19% England)
- 415 older people over 65 (16% v 17% England)
- net inward migration from 2001 to 2009 in all age groups except under 14
- 190 people living in income deprivation (7% v 15% England)
- 1,235 economically active residents (86% v 77% England)
- 235 self-employed (15% v 8% England)
- 155 working from home (14% v 9% England)
- 510 people with highest qualification (36% v 33% England)
- 95 people with no qualifications (7% v 13% England)
- 47% people working in managerial, professional etc occupations (v 40% England)
- three Conservation Areas at Handcross (designated 1990), Slaugham (1984) and Warninglid (1969)
- one Scheduled Ancient Monument (at Old Slaugham Place)
- three Registered Park & Gardens (at Nymans and High Beeches, both Grade II* and at Old Slaugham Place)
- 37 listed buildings (including the Grade II* Parish of St. Mary Church; Blacksmith's Cottage, Old Place, Warninglid; and the Ruins of Old Slaugham Place)
- two designated 'waterbodies' under the EU Water Framework Directive - River Ouse and River Arun

2.8 Community Views

Since the launch of the SPNP, the Parish Council has established a Focus Group in each of the four villages in the parish. Their purpose is to engage each local community in the planning project to reflect the characteristics and views of each village.

In addition to the ongoing focus group meetings, a series of exhibitions introducing the SPNP project and seeking initial views from each village were held earlier in 2012.

A summary of the views expressed so far in each village is provided here, though it should be noted that none are unanimous, with many local issues generating differences of opinion:

There are many issues that are common to all the communities:

- The protection of the AONB-designated countryside from development
- The lack of capacity of local services and infrastructure to accommodate significant new development
- An acceptance that new housing may be needed but only on small sites within the villages and of a design in keeping with their existing character
- The lack of affordable housing
- Poor public transport services
- The importance of distinct, rural village identities

Handcross

- Protection of existing publicly accessible open spaces and allotments
- Need for the retention or replacement of community facility (village hall)
- Need for better car parking in High Street
- Community value of Hyde Estate, village pub and local shops
- Need for additional places at the primary school
- The need to meet local affordable housing needs

Pease Pottage

- The need to maintain the distinctive identity of the village from Crawley to the north
- The need for a village shop or will the A23 service station suffice?
- Improvements to Finches Field as a community asset
- Scepticism that new development will be accompanied by supporting infrastructure
- The importance of the Black Swan P.H. as a community hub
- The need to slow and manage traffic through the village

Warninglid

- Improvements needed to Slaugham Lane footpaths
- Concern of the cumulative effect of solar panels and other permitted development in the village on its historic appearance
- Community value of the pub, the school, the recreation ground and the allotments, Seaforth Hall and WRS Pavilion
- No support for development at Slaugham Lane outside the village

Slaugham

- Community value of The Green, Furnace Pond, Slaugham Mill Pond and The Chequers Inn
- Historic interest of The Street
- Value of mix of common land, agriculture, parkland and equestrian facilities
- Possible reuse of redundant agricultural/horticultural buildings as 'live-work' units
- Provision of additional car parking for visitors

2.9 Developments

From 1991 to 2011, 257 dwellings have been completed and 12 demolished in the parish. Of the dwellings completed, 158 have been houses and 99 flats, with 35% being 1 bed, 25% 3 bed, 22 % 4 bed and 18% 2 bed.

The highest annual build rate during this period was in 2007 and 2008 (primarily with the build out of the Hemsley Nursery scheme in Pease Pottage) when 143 homes were completed in that two year period. Some years have seen no new completions, i.e. 2001, 2002 and 2011.

During the preparation of the Plan, a scheme at Pease Pottage for 51 new homes, including 17 affordable homes, was granted consent following an appeal. In addition, two applications for housing schemes on land on and adjoining Handcross Recreation Ground have been refused permission.

A number of sites in the parish have been submitted to MSDC for assessment as part of the Mid Sussex Strategic Housing Land Availability Assessment in early 2012 and then the Mid Sussex Housing Supply Document in March 2013.

The Document provides an overview of land in Mid Sussex with the potential for housing development in the short and medium-to-long terms. MSDC has reviewed each site submitted, by considering its availability, developability and deliverability in line with the adopted methodology of 2008. Those sites that pass these three tests may be considered as having the potential to meet future housing supply needs (but in any event will need to obtain planning consent); those that do not are rejected for re-consideration in future reviews of the document. It identifies sites with a total capacity to deliver 283 new homes to 2031; only a small part of one site is located on previously-developed land as opposed to land adjoining the built up area boundary.

The SPNP has used both the 2012 Assessment and 2013 Document to consider all sites within the context of all the detailed, local issues arising in the plan, together with any others submitted for consideration on the publication of this report. The ‘Slaugham parish Site Assessment Report’ has been prepared for the evidence base to provide a further, SPNP-specific assessment.

2.10 Planning Policy Context

The parish is part of the Mid Sussex district and the West Sussex county and lies within the ‘Gatwick Diamond’ strategic economic development initiative and High Weald AONB. Each has adopted and emerging policies that have a significant influence over the strategy and detailed content of the SPNP.

The National Planning Policy Framework (NPPF) is also an important guide in the preparation of local plans and neighbourhood development plans.

The development plan for Mid Sussex comprises the saved policies of the adopted 2004 Mid Sussex Local Plan and, to an extent, the policies in the Proposed Submission Mid Sussex District Plan (“the new District Plan”) published in May 2013. The SPNP must be deemed by MSDC to be in conformity with the development plan.

The SPNP has been prepared in anticipation of the submission, examination and adoption of this Plan. Although mindful of the relevant 2004 saved policies, they could not have anticipated the advent of neighbourhood planning some years later and are not especially helpful in providing an up-to-date context for the SPNP. Parish Council has therefore sought to plan positively for the parish to 2031 and has given greater weight to considering how the SPNP can ensure it accords with the new District Plan. It is especially keen to ensure any uncertainty in planning policy in the parish in the period until the adoption of the new District Plan is addressed for the benefit of the local community, landowners and investors.

For the most part, the SPNP was prepared in line the earlier 2012 Draft Mid Sussex District Plan as the policy direction intended by the District Council. However, the publication of the Proposed Submission version of the Plan is timely for the submission and examination of the SPNP. In general, this version has not changed in any material way the policy direction in respect of the parish of Slaugham, nor of the role it envisages of Neighbourhood Plans more generally in Mid Sussex.

The new District Plan vision is of:

“A thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well being of our District and the quality of life for all, now and in the future.”

It has identified a series of key themes by which this vision will be realised:

- Protecting and enhancing the environment
- Promoting economic vitality
- Ensuring cohesive and safe communities
- Supporting healthy lifestyles

Para 3.14 of the document states “the District Council’s preference is that the location and nature of additional development be identified through Neighbourhood Plans. This reflects the Government’s localism agenda, and its view that giving power and responsibility to local communities will give them the confidence to accept appropriate development and the corresponding benefits that can come with it.”

The document then states in para. 3.20 that “... 2,000 new homes (are) to be delivered through the Neighbourhood Planning process for the District to meet its local housing requirement of 10,600 homes. This Plan recognises this is a floor (minimum) rather than a ceiling (maximum) figure. If communities wish to promote more development through their Neighbourhood Plans to achieve additional local infrastructure improvements then the District Plan will not prevent this, provided the proposed developments meet with the vision, strategic objectives and policies of this Plan and the requirements of the National Planning Policy Framework.” If insufficient development is coming forward through Neighbourhood Plans then para 3.21 states “... the District Council will be required to produce its own housing allocations document for the District. Such a document has been programmed into the Local Development Scheme to ensure its swift implementation if it proves necessary to maintain a five year supply of housing land.”

These objectives are framed in Policy DP5 ‘Housing’ of the new District Plan. In which case, the SPNP must positively plan for future housing supply to meet housing demand and need amongst other policy objectives. Although defining demand at a parish scale is not possible from the Northern West Sussex (Mid Sussex) Strategic Housing Market Assessment (SHMA) evidence nor the Mid Sussex Local Housing Assessment (LHA), it is clear that assuming no or little demand is not an option. The 2013 Mid Sussex Housing Supply Document expresses landowner/developer interest in making land available to meet housing demand and so can therefore be a proxy for this information. Assessing housing need is easier, especially with the recent Parish Housing Needs Survey.

Against this backdrop a rough Parish Council calculation suggested that, of 2,000 homes to be delivered per the Draft District Plan, of the order of 40-60 homes might be an appropriate supply for Slaugham Parish. However, as the new District Plan approach to establishing housing supply policy over the plan period has not yet been tested at examination, any Neighbourhood Plan being prepared in advance of it has to manage the risk of it having to be quickly reviewed if its policies become out-dated by the adopted District Plan in due course. In housing terms, this means that the proposed housing supply policy may have to be changed, and housing numbers increased, if insufficient provision has been made at the district level. It also means Neighbourhood Plans should look to work within the 2004 District Plan ‘built up area boundary’ policy as far as possible but may review the boundary as provided for by Policy DP9 of the new District Plan.

In which case, the new District Plan is driving the SPNP to plan for a housing supply number greater than what may be proportionate to the size of the parish but not to the detriment of the AONB landscape within which almost all the parish sits (as set out in Policy DP13). The Parish Housing Needs Survey indicates a current need for 42 homes, none of which will be met from schemes consented in the parish as they all fell below the minimum threshold that applies to provision.

In the extensive community engagement work on the SPNP, the community cleared stated its desire for new housing to be kept to a minimum so as not to impact on the rural character of the parish but to be enough to meet local demand and affordable need.

The local community objected strongly to recent major planning applications at Pease Pottage (since consented) and Handcross as these schemes were considered to be poorly located on important open spaces and offering little to the local community in return. Both applications have been argued primarily on their ability to help the District Council meet its five year housing supply needs as both are contrary to site-specific saved policies.

The new District Plan also contains policies encouraging Neighbourhood Plans to:

- identify proposals to support local business (Policy DP2)
- refine policy for village centres (Policy DP4)
- identify Local Gaps (in Policy DP10)
- propose new community facilities/local services (Policy DP23)
- determine housing mix (Policy DP28)
- set local affordable housing mix (Policy DP29)

In all other respects the new District Plan, together with the saved policies of the 2004 Plan, provide a comprehensive suite of policies to manage development in the parish over the plan period and require no further refinement in the SPNP.

In summary then, the new District Plan requires the SPNP to deliver new affordable and local demand homes and to minimise landscape impact. The local community needs the SPNP to resist proposals for major housing development on cherished open spaces and to find a long term solution to financing a replacement village hall facility in Handcross. Failure in both cases will result in the SPNP being deemed as not meeting the basic conditions required of Neighbourhood Plans on the one hand and it will be unlikely to pass the referendum on the other.

3. Vision & Objectives

3.1 Vision

The Vision of Slaugham Parish in twenty years time has sought to capture all the community's views and aspirations for the parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

“In 2031, the Parish of Slaugham will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty. Its population will have grown to around 3,000, almost all of who will live in one of its four distinct villages.

This growth will have reinforced the role of Handcross as the main service centre of the parish, in terms of local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new village centre. Warninglid and Slaugham will have retained their distinctive identities as small rural villages.

The range of housing types and tenures built since 2011 will have significantly reduced the local housing need for affordable homes and met the local demand for the types of homes suited to older people and young families. The demand of local people to build their own homes and stay in the parish will also have been met.

A greater supply of housing, access to superfast broadband services and the use of local enterprise support facilities will together have meant that the local working population is less dependent on commuting than in 2011.

Development and change in the parish will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have stronger protection for the enjoyment of the local community. The design of new buildings will have met the challenge of low carbon regulations but in keeping with the High Weald vernacular.”

3.2 Objectives & Measures

The Vision is an important statement of how Slaugham Parish will change overall but more specific measures are needed to judge how successful this change will be.

The following objectives and measures are therefore proposed for the plan:

1. To contribute to meeting the demand for new homes in Mid Sussex but especially those local people in housing need, those wanting to move to more suitable accommodation and those wanting to build their own home

- At least 130 new homes built
- At least 40% new homes built and owned to meet local affordable needs
- New ‘custom build’ homes

2. To accommodate development and change without undermining the natural beauty of the landscape

- No new development affecting the most sensitive AONB landscapes

3. To sustain and enhance the significance of our heritage assets for the enjoyment of the local community and visitors alike

- No new development that will adversely affect the setting of heritage assets

4. To reuse vacant, disused or redundant land and buildings

- At least on third of new housing located on previously-developed land

5. To increase the availability of local community services and facilities

- A new community facility for Handcross with long term security

6. To encourage and enable the local community to pursue healthy lifestyles

- Two new public open spaces created
- One Local Green Space designated

The objectives cover a range of economic, social and environmental issues that together provide a basis on which the sustainability performance of the SPNP can be judged. They reflect the nature of the parish and the direction the local community wants the SPNP to take. They also respond to the planning policy context of the new District Plan for Mid Sussex.

3.3 Monitoring & Review

The SPNP will be monitored by the local planning authority and Slaugham Parish Council on an annual basis as part of the Mid Sussex Annual Monitoring Report. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the plan will also be included.

It is expected the SPNP will be formally reviewed on a five-year cycle or to coincide with the review of the District Plan if this cycle is different.

4. Planning Policies

4.1 Introduction

The Neighbourhood Development Plan contains a series of policies, the successful delivery of which during the plan period will achieve the community's vision for the Parish.

It is not the purpose of the SPNP to contain all land use and development planning policy relating to the parish. Rather, the SPNP focuses on a relatively small number of policy issues regarded as the most important to achieving the vision of the parish. The saved policies of the 2004 Mid Sussex Local Plan, and those of the new District Plan in due course, will also be used by the local planning authority to consider and determine planning applications.

Each policy is numbered and is accompanied by a reference to its conformity with the NPPF and development plan. There is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix B). The evidence documentation is available either directly or via a link on the Parish Council's website (www.slaughampc.co.uk).

4.2 General Policies

Policy 1: The Presumption in Favour of Sustainable Development

Planning applications which accord with the policies in the Neighbourhood Development Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Development Plan are out of date or silent unless:

- *other relevant policies in the Development Plan for Mid Sussex indicate otherwise;*
- *or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole;*
- *or specific policies in the Framework or other material considerations indicate that development should be restricted.*

Slaugham Parish Council will take a positive approach to its engagement in pre-application discussions and to its comments on planning applications. The Parish Council and the local planning authority will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DPI and NPPF, para 14)

This policy incorporates the key principle from the National Planning Policy Framework (NPPF) into the SPNP. Where planning applications are to be considered against the policies of this plan then this policy will underpin the approach the Parish Council and local planning authority will adopt in delivering sustainable development in the parish.

Policy 2: A Spatial Plan for the Parish

The Neighbourhood Development Plan:

- i. *directs future housing, economic and community-related development to the villages of Handcross and, to a lesser extent, Pease Pottage to build and bolster their respective roles as resilient village communities; and*
- ii. *discourages future development in the villages of Warninglid and Slaugham and in the open countryside surrounding all the villages in the Parish.*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP9 and DP13, MSDC 2004 Local Plan Policy C1 and NPPF para's 109 and 115)

This policy provides an overall spatial vision of the role of the four villages of the parish and of where development will be directed. It acknowledges the constraints on development imposed by the significant landscape and heritage sensitivity of the AONB that surrounds the villages (as evidenced by the Mid Sussex Landscape Character Assessment) and of the scarcity of land within the built-up areas of the villages (as evidenced in the Mid Sussex Housing Supply Document). It also reflects local community opinion that strongly opposes development outside of the existing settlements (as evidenced by the SPNP Community Survey).

Handcross already contains a greater number of community facilities, shops and other services than the other villages and is of a larger size in terms of existing homes. It is therefore a logical location for the focus of new development of benefit to the village and the surrounding parish. In which case, the plan proposes development in the village on both options.

Pease Pottage is a smaller but distinctive and spirited community that would benefit from a strong village centre and local services that reduce the community's reliance on those at the nearby motorway service station. The scope for development that directly addresses this issue and that does not require unacceptable incursions into the surrounding countryside is limited.

The villages of Warninglid and Slaugham are very small by comparison, with no scope for development other than potential infill, given their position in the surrounding AONB landscape and lack of local services. It is expected the new District Plan will retain the built up area boundary at Warninglid and will not introduce a built up area boundary at Slaugham.

4.3 Housing Policies

Policy 3: Housing Supply in the Parish

The Neighbourhood Development Plan allocates land for the development of a total of up to 130 homes in the plan period.

Sites will be allocated for housing development in Handcross and Pease Pottage only:

- i. *on land within the built-up area boundary where there is sufficient control over land to deliver affordable homes to meet local needs of a proportion of at least 50% and to deliver custom build homes to meet local demand; and*
- ii. *on previously-developed sites within the existing built-up area boundary; on each site, the proportion of affordable homes will be at least 30% of the total number of homes, unless it can be demonstrated that a lower proportion is required to enable a viable scheme.*

The type of housing provided on each allocated site will reflect the proximity of the site to the designated village centre. In which case:

- i. allocated sites that are within 400m (i.e. 5 minutes) walking distance from the designated village will be particularly suited to meeting the needs of smaller households of elderly people or young people without private transport and will therefore have at least 50% of the total number of homes provided as houses and flats with two bedrooms or fewer*
- ii. allocated sites that are beyond 400m (i.e. 5 minutes) walking distance of the designated village centre will be suited to households with access to private transport and will therefore have no more than 25% of homes provided as houses and flats with two bedrooms or fewer*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP5, DP10, DP13, DP28 and DP29; MSDC 2004 Local Plan Policy H1, H3, and H4; and NPPF para's 50, 54 and 111)

This policy establishes three key housing principles. It firstly sets a target for meeting the supply of new homes in the Parish for the full plan period to 2031 through specific land allocations. In doing so, it allows for unanticipated windfall sites to supply additional homes in the plan period in accordance with the strategic objective of achieving at least 130 new homes in total.

Secondly, the policy establishes the selection criteria for the housing allocations made in Policy 4. Finally, it sets out the principles of the types and tenures of new homes, to which those allocations are expected to respond.

Housing Supply

The policy accords with the spatial plan in Policy 2 and proposes a total housing supply number that significantly exceeds the number of homes (40) by which the Parish would grow if only in proportion to its current population size relative to Mid Sussex.

The total number of proposed new homes acknowledges the provisions of the new District Plan and the availability of potentially suitable sites identified in the MSHSD. It seeks to plan positively for the new open market and affordable homes of a variety of types and tenures to help meet the demand for housing in this area and to meet local housing need.

The policy favours the custom build form of open market housing provision as this will create a specific opportunity in the parish to meet the expressed demand from within the local area (as evidenced by the Community Survey). The Homes & Communities Agency defines custom build thus:

“Custom Build Homes are homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders. Group custom build projects are where developers build group schemes for clients on multi-unit sites or where registered housing providers work with self organised community groups and a developer or contractor to bring forward a multi-unit custom build home project.” (Homes & Communities Agency ‘Custom Build Loan Fund Prospectus, 2012)

The local community accepts that the demand for conventional open market housing from Parish households and from those outside the Parish will continue (as evidenced in the Mid Sussex Local Housing Assessment), given the natural beauty, heritage assets and location of the Parish.

But, the policy reflects the environmental constraint of the AONB landscape, within which almost all the parish sits. It also responds to the extensive community engagement work on the SPNP, within which the community clearly stated its desire for new housing to be kept to a minimum so as not to impact on the rural character of the parish but to be enough to meet local demand and affordable need.

Site Selection Criteria

The site selection criteria in the policy are intended to achieve the proposed housing supply target in a way that maximises community benefits and minimises environmental impact. The first of the site selection criteria responds to the community's pressing need for new affordable housing, especially of a type and tenure that meets the needs of households forming within the Parish (identified as 42 households, as evidenced in the Slaugham Parish Housing Needs Survey). Of the 35 dwellings in the parish consented by the local planning authority from April 2011 to February 2013, none are affordable homes.

The criterion maximises the benefits of development to the local community by allocating land over which Slaugham Parish Council has, or can, exert sufficient control of ownership to ensure a much larger number of affordable homes will be built for Parish households (with rents maintained at permanently affordable levels through a community land trust or a similar mechanism). As land that meets this criteria cannot have a standard open market housing land value, then it allows for the opportunity to achieve a far higher proportion of affordable homes. It also enables capital receipts from a development scheme to be reinvested in the local community.

This same control of land interest also enables the SPNP to provide for custom build homes (as evidenced by the SPNP Community Survey). The supply of custom build homes in the policy is not classed as affordable and therefore cannot be distinguished from other open market housing by Use Class alone. It is also expected that custom build schemes command the same market value as other homes in the Parish.

In both cases, these clear and deliverable community benefits are considered to provide the exceptional circumstances required of para. 116 of the NPPF and of Policy DP13 of the new District Plan to justify allocating such sites in the High Weald AONB.

The second of the site selection criteria asserts the importance of targeting new homes to previously-developed land, a longstanding principle of UK planning policy. Provided allocations on such land are achievable and deliverable at some point in the plan period, then they avoid the need to identify land beyond settlement boundaries.

Housing Types

The Plan proposals guiding the mix of housing types reflect the importance of providing a range that suits a wide cross-section of the local community (as evidenced by the SPNP Community Survey and the Mid Sussex Local Housing Assessment). The Plan seeks to enable those households with a requirement or preference for living in smaller homes in closer proximity to village centres and their services to do so. Where households desire larger, family properties and have access to private transport, then the Plan also makes provision. The 400m threshold is a conventional guide in master planning to a five minute walking distance.

Policy 4: Housing Site Allocations

The Neighbourhood Development Plan allocates land for housing development on the following sites, subject to the development principles outlined:

- i. 76 dwellings on land at St. Martin Close/Coos Lane, Handcross – comprising a mix of 2,3 and 4 bed houses, of which 38 dwellings will be delivered as affordable homes for Parish households, with rents at permanently affordable levels, through a community land trust or similar mechanism, and of which 18 dwellings will be delivered through a local custom build scheme, together with a commercial unit of up to 200 sq.m. GIA for a A1 retail and/or A3 café use, to be delivered in the period 2011 – 2021;*
- ii. up to 24 dwellings on land off High Street, Handcross – comprising primarily 1 and 2 bed houses and flats, of which at least 8 dwellings will be affordable, to be delivered in the period 2011 – 2016, provided the existing village hall and bowling club facility are re-provided in accordance with Policy 16; and*
- iii. up to 30 dwellings on land at Old Brighton Road South, Pease Pottage – comprising primarily 1 and 2 bed houses and flats, of which at least 9 dwellings will be affordable, together with up to 150-200 sq.m. GIA of A1 and A3 floorspace in 3 or 4 units, to be delivered in the period 2016+.*

<i>Housing Source</i>	<i>2011-16</i>	<i>2016+</i>	<i>Totals</i>
<i>Open market</i>	<i>17</i>	<i>40</i>	<i>57</i>
<i>Local Custom build</i>	<i>13</i>	<i>5</i>	<i>18</i>
<i>Parish Affordable</i>	<i>14</i>	<i>24</i>	<i>38</i>
<i>General Affordable</i>	<i>8</i>	<i>9</i>	<i>17</i>
<i>Totals</i>	<i>52</i>	<i>78</i>	<i>130</i>

Table A: Summary of Housing Allocations

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP5, DP13, DP28 and DP29, MSDC 2004 Local Plan Policy H2, H4 and H7; and NPPF para's 47 and 58)

This policy allocates land for the development of new homes in the Parish to achieve the housing supply objective of Policy 3, based on the site selection criteria of that policy. It also indicates the likely phasing of development in respect of the current five year supply period to 2017 and thereafter.

The sites have been selected from those assessed as potentially suitable in the MSHSD or have since been suggested by the local community and supported by the landowner (in the case of the Pease Pottage site).

St. Martin Close/Coos Lane

The Handcross site at St. Martin Close/Coos Lane is available for development in the period 2011 - 2021 so will be able to contribute to the local planning authority's five years housing supply and to its pipeline of sites beyond 2016. The Parish Council, as landowner of part of the site, is keen to realise the full community value of the land to deliver affordable homes that are allocated for local people and can offer rents at permanently affordable levels (as evidenced in the Slaughtam Parish Local Housing Needs Survey).

It also wishes to ensure this objective is viable by using the open market value of custom build homes, which will also meet the local demand for such housing.

The implementation of the site will be through a Community Right to Build Order (Policy 20). The Order is described in full in Appendix C. This provides the local community - especially those living close to the sites - and other stakeholders like the High Weald AONB, the local highways authority and the Environment Agency to have a full appreciation of the design of the proposals rather than these matters being left to a later planning application.

The proposed should include a well-located commercial unit suited to an A1 retail use and/or A3 café use. This use will directly address the lack of such facilities in the southern half of the village for the benefit of existing as well as future residents. The proposal to implement this policy through an Order and for a new Community Land Trust to procure the complete scheme will enable the unit to be operated as a community-owned venture.

To ensure this allocation accords with the 2004 Local Plan Policy H4 on Rural Exception Sites, the SPNP proposes a revision to the existing Built-up Area Boundary to include both sites within the settlement (see Policy 7). The land will remain within the High Weald AONB boundary but is allocated on the basis that Policy 3 has provided the justification for community benefits of the type to be delivered on land in the AONB.

The Parish Council will enter into an agreement with the private landowner of the remaining land to plan a comprehensive housing scheme. Such a scheme will enable the existing significant landscape buffer to the open countryside to the south and to Coos Lane to the west to be retained and bolstered with additional planting and the creation of a new public open space to serve this part of the village (see Policy 8).

Land off High Street, Handcross

The other site in Handcross is on land owned by the Hyde Estate within the built-up area boundary of the 2004 Local Plan. The site off High Street is currently occupied by the Parish Hall and Bowls Club and other buildings but the lease for those uses expires in 2014. As there is no long term security for these valued community facilities, the Parish Hall Committee has expressed interest in relocating to land with secure future tenure. As the SPNP makes provision for a suitable relocation in Policy 15, then this policy allows for the loss of these facilities for the purpose of redeveloping the site for housing in line with 2004 Local Plan Policy CS6 on the retention of community facilities.

The landowner has indicated that the site is both viable and is available to develop in the period 2011-2016. The Slaugham Parish Site Assessments Report assessed the site as having the potential to deliver up to 24 new homes at a density, and of a housing type, that reflects its central village location. A future planning application will resolve the precise number of homes to take into account the road access to High Street and the relationship between the new homes and adjoining residential properties.

Old Brighton Road South, Pease Pottage

The allocated site at Pease Pottage is within the built-up area boundary of the 2004 Local Plan and has been identified by the local community during the early consultation process. The site on Old Brighton Road South adjoins the village green at the centre of the village and is occupied by a mix of distribution and warehouse (B8) units. Although an established use and well-located for this purpose, given the close proximity of the A23/M23 road junction, the site is adjoined by housing to its south and west and its vehicle movements cause disturbance to local residents, especially at peak commuting traffic periods.

Most importantly, the site provides the only realistic medium-long term prospect of achieving a stronger village centre as it adjoins the village green and provides the opportunity to secure a small number of A1/A3 units as part of the housing scheme.

The Slaugham Parish Site Assessments Report assesses the allocation is suitable and achievable for the proposed quantum and mix of housing and A1/A3 units. This information has been shared with the landowner, who has since confirmed the site may be available after 2016, when the current leases are due for renewal.

The range of benefits of allocating the site in the SPNP for a housing-led mixed use development scheme provide the exceptional circumstances required of 2004 Local Plan Policy E2 (and of the new District Plan Policy DP2) on the retention of land for business purposes.

The supporting text to the policy (in para. 6.33) refers to the advice in former Planning Policy Statement 3, which has been superseded by the NPPF (para. 51) that provides for the reuse of employment land for housing purposes where the supply of housing land is constrained and there is no significant economic harm in the loss of land.

The allocated sites are the only sites that are considered to accord with the selection criteria in Policy 3 (as evidenced in the Slaugham Parish Site Assessments Report). All the other sites assessed are in private ownership of which there is insufficient control to deliver the community outcomes required to comply with the first selection criterion. They are also 'green field' sites located outside the built up area boundary so do not comply with the second criteria.

In all cases, the detailed design of the proposals will be expected to accord with the relevant development management policies of the 2004 Local Plan and the new District Plan.

Policy 5: Windfall Sites

The Neighbourhood Development Plan will support proposals for housing development of six or fewer dwellings on unanticipated, previously-developed, housing sites provided they are located within the adopted built-up area boundary of the villages of Handcross, Pease Pottage or Warninglid.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP5, MSDC 2004 Local Plan Policy B10 and B17; and NPPF para 48)

This policy allows for small-scale windfall site development on previously-developed sites within the built-up area boundary, as additional to the proposed housing supply of Policy 3 and to any new dwellings resulting from the implementation of Policy 6. Given the relatively small nature of the villages in the parish, this policy will apply to development proposals of 6 homes or fewer.

The detailed design of such proposals will be expected to accord with the relevant development management policies of the adopted Local Plan and the new District Plan.

Policy 6: Slaugham Manor

The Neighbourhood Development Plan supports the future use of the buildings and ancillary land at Slaugham Manor, Staplefield Road, as shown on the Proposals Map, as a C2 residential institution or a change of use to either a C1 hotel, to a D1 non-residential institution or to C3 dwellings. Proposals for a change of use to any other use will be resisted.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP9, DP10, DP31 and DP32; MSDC 2004 Local Plan Policy C1 and H4 and NPPF para 's 51 and 126)

This policy anticipates that this important property on the edge of Slaugham village may at some point during the plan period be vacated as a police institution. It provides for its continued use for another non-residential purpose or for a change of use to a hotel, residential institution or dwellings. The property is also identified as an Asset of Community Value in Policy 18.

The detailed design of the proposals will be expected to accord with the relevant development management policies of the adopted Local Plan and the emerging District Plan and especially to the desire to sustain and enhance the significance of the Grade II* listed heritage assets of The Ruins of Old Slaugham Place, which fall within the curtilage of the Manor.

4.4 Environment Policies

Policy 7: Built-up Area Boundary at Handcross

In order to accommodate the housing allocation of Policy 4 at St. Martin Close/Coos Lane, Handcross, the built-up area boundary of Handcross will be amended to include both sites within the village. This is shown on the Proposals Map.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP9, MSDC 2004 Local Plan Policy C1 and NPPF para's 55 and 109)

This policy provides for the amendment of the 2004 Local Plan built up area boundary at Handcross to allow for the allocation of land for housing development in Policy 4. Both the MSHSD and Slaugham Parish Site Assessments Report identified the land as having a strong and deep structural planting buffer that forms its southern boundary to the open countryside beyond. The same boundary extends eastwards to include the existing housing development on St. Martin's Close and returns westwards to enclose the area of the site off Coos Lane from the lane itself, which has a distinct rural character.

The Mid Sussex Landscape Character Assessment establishes the importance of protecting the sensitivity of the precious historic landscapes of the High Weald AONB. The built-up area boundary of rural settlements in the District is intended to define a clear edge to where the settlement meets the countryside with the intention of avoiding incremental incursions.

The proposed change to the boundary in this location is justified for two reasons. Firstly, the SPNP has a clear policy imperative (in Policy 3) to maximise the benefits to the local community of the future supply of housing in the parish. This requires the use of land over which there is sufficient control through ownership or interest to overcome the limitations of land use planning and development management to assert specific housing types and tenures. The land at St. Martin Close/Coos Lane is the only site in the parish where this condition is met.

Secondly, and with equal significance, the site is already perceived as being part of the village of Handcross when viewed from within the site and from the land to the south. This is due to the landscape buffer described above and to the extent of the previous development scheme on St. Martin Close.

The Community Right to Build Order proposed in Policy 20 and attached in Appendix C provides a more detailed landscape assessment supporting the development scheme. It also contains specific design proposals, including a development layout, housing design and landscape scheme that demonstrate how the scheme will improve the existing relationship between the south western edge of Handcross and the High Weald countryside to the south.

Policy 8: St. Martin Park

The Neighbourhood Development Plan requires the provision of a new public open space adjoining the existing children's play area off West Park Road and Coos Lane, as shown on the Proposals Map, as part of the implementation of the housing allocation at St. Martin Close/Coos Lane.

Proposals must:

- i. include open space features to benefit the residents of the West Park Road/St. Martin Close/Covert Mead area of Handcross;*
- ii. be accessible by footpath from the existing children's play area and from the Coos Lane housing scheme;*
- iii. make provision for appropriate biodiversity gain; and*
- iv. be implemented prior to the completion of the St. Martin Close/Coos Lane housing scheme proposed in Policy 4*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP13 and DP37, MSDC 2004 Local Plan Policy R6 and NPPF para's 73 and 116)

This policy will create new public open space adjoining the St.Martin Close/Coos Lane housing allocation in Policy 4. It guides the key principles of location and access that are defined in the Community Right to Build Order proposed in Policy 20.

The existing children's play area adjoining the site is well-used but insufficient to provide a useable public open space for all sections of the community in the south-western area of Handcross village. A larger site, using land as part of the site, will enable a better space to be created for wider community benefit and to deliver biodiversity gain. The layout and design of the adjoining development should enable a sufficient degree of over-looking of the area to offer security to users, without harming the amenities of nearby households.

The policy requires the new park is implemented prior to the completion of the adjoining housing scheme of Policy 4 as the park will help mitigate the environmental impact of an incursion into the AONB.

Policy 9: Pease Pottage Village Green

The Neighbourhood Development Plan requires the provision of a new public open space at the junction of Horsham Road and Old Brighton Road South, as shown on the Proposals Map, as part of the implementation of the housing/A1/A3 allocation at Old Brighton Road South.

Proposals should include open space features for the benefit of all of the community of Pease Pottage and should be designed to align with proposals to implement a traffic management scheme at this location under Policy 19 in order to connect the new public open space with the open space in front of the Black Swan Public House.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP37, MSDC 2004 Local Plan Policy R6 and NPPF para 73)

This policy will create a larger public open space as part of the redevelopment of the Old Brighton Road South. The proposal will enable the redevelopment scheme to fully realise the opportunity to create an effective village centre by closing that part of the Old Brighton Road South no longer required to serve the site to allow the enlargement of the existing amenity space at its junction with Horsham Road.

A detailed proposal for the new space will be a requirement of the planning application for the redevelopment scheme. Further, the local highways authority will design the traffic management scheme proposed for Pease Pottage in Policy 19 to coincide with that planning application to ensure the two proposals are mutually supportive.

Policy 10: Local Green Space

The Neighbourhood Development Plan designates a Local Green Space on the land forming and adjoining the Handcross Recreation Ground as shown on the Proposals Map. Proposals for development on the land that are not ancillary to the use of the land for public recreational purposes will be resisted.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP9, DP10, DP13, DP23, DP37; MSDC 2004 Local Plan Policy C3 and R2; and NPPF para's 76 and 77)

This policy will enable an important green space in the parish to be protected from development in accordance with the NPPF.

The western part of the land beyond the Recreation Ground has been the subject of planning applications for major development proposals, which have been overwhelmingly rejected by the local community. The land has been assessed (in the Slaugham Parish Site Assessments Report) as being unsuitable for housing development within and beyond the plan period. Its designation as a Local Green Space, in addition to its status within the AONB, will affirm this assessment by providing a clear signal to the landowner that the local community wishes to protect the land from development for the foreseeable future.

Together with the Recreation Ground, the green space adjoins the communities of Handcross and is regarded as special to the local community, which considers the space as being of particular local significance by way of its landscape beauty and tranquillity (which helps buffer the village from the view and noise of traffic on the adjoining A23); its historic significance (as part of the Hyde Estate); and its recreational value (for casual walking as well as for sports events), as evidenced in the Community Survey and Focus Groups.

In addition, the green space is distinctive and local in its character as it defines the northern edge of the main settlement at Handcross, as evidenced by the definition of the Built-up Area Boundary in the 2004 Local Plan and by the AONB designation.

4.5 Enterprise Policies

Policy 11: Wyevale Garden Centre

The Neighbourhood Development Plan will support the continued use of the Wyevale Garden Centre, A23, Handcross as a garden centre as shown on the Proposals Map. In the event that this specific retail use ends, it will support proposals for one or more of the following:

- i. other non-food retail development of no greater gross internal floorspace than the current retail use*
- ii. a B1 business use*
- iii. a D1 hotel use*
- iv. a D2 leisure use.*

The Neighbourhood Development Plan will support the loss of the existing B8 site at Old Brighton Road South, Pease Pottage to enable the implementation of Policy 4. The loss of any other land currently in business or other employment use in the parish will be resisted.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP2 and DP10; MSDC 2004 Local Plan Policy E2 and E5; and NPPF para's 19, 20, 22 and 28)

This policy supports the retention of the garden centre on the A23 as an important employer in the parish. However, the site was submitted for assessment in the SHLAA, indicating that its long term use may not be certain.

In which case, it is important that the site remains an importance source of employment, either in another form of suitable, i.e. non-food, retail use, or a business, hotel or leisure use. In each case, the detailed design of the proposals will be expected to accord with the relevant development management policies of the adopted Local Plan and the emerging District Plan and be acceptable to the Highways Agency in respect of any access from the A23 trunk road. The site is not considered suitable for housing or any other uses not supported in the policy.

The potential loss of the existing industrial use as a result of the housing allocation at Pease Pottage in Policy 4 is not considered to outweigh the many other benefits that will be achieved. The site is no longer as suitable for this type of industrial use as when originally consented, given the significant number of new homes built in its vicinity over the last decade. As a B8 warehouse/distribution use, its employment density is relatively low and, although the location is close to the A23 junction, there are many better sites for this use in and around the nearby Crawley/Gatwick area. In which case, there is no over-riding reason why this site should be retained in employment use.

Policy 12: Superfast Broadband

The Neighbourhood Development Plan will support proposals to that provide access to a super-fast broadband network to serve the four villages and properties adjoining the network in the countryside. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP21, MSDC 2004 Local Plan Policy G3 and CS11; and NPPF para's 28 and 43)

This policy encourages proposals to install a superfast broadband network infrastructure to serve the whole Parish and accords with the NPPF. Where the network requires above ground installations requiring planning consent then the Plan requires their location and design to reflect the importance of heritage assets and sensitive landscapes.

The majority of the parish has poor access to modest broadband services. It is amongst the most common problems cited by local people in respect of quality of life and the ability to work from home or establish a rural business location (as evidenced in the Community Survey). Although there are national plans to enable rural areas to attract public and private investment into accessing new superfast broadband services, there are no current signs that this will lead to change in the short to medium term in the parish. In which case, the policy not only raises the importance of this issue but also, together with Policy 21, seeks to secure future planning obligation and/or Community Infrastructure Levy investment for this purpose.

4.6 Retail Policies

Policy 13: Handcross Village Centre

The Neighbourhood Development Plan designates a village centre frontage along High Street, Handcross, as shown on the Proposals Map. Adjoining the village centre frontage:

- i. existing A1 and A4 uses will be protected from change of use to other uses where planning consent is required; and*
- ii. proposals will be encouraged from the local highways authority to manage traffic, to improve the pedestrian environment for shoppers and residents and to create additional car parking spaces.*

The Parish Council will continue to work with local landowners to identify an appropriate location to create off-street car parking spaces in close proximity to the village centre. It will also encourage and support retailers and other commercial interests in the village centre to participate in an appropriate retail organisation to co-ordinate retail operations and to jointly market the village centre to local customers and visitors.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP4, MSDC 2004 Local Plan Policy S6 and S7; and NPPF para's 23, 28 and 40)

This policy will define, protect and bolster the village centre, which is established in the Mid Sussex retail hierarchy. It does not seek to increase the number of shops in the village centre, which is considered by the local community to be sufficient to meet the needs of the village and visitors (as evidenced in the SPNP Community Survey).

Rather, it seeks to bolster the 11 existing retail units - ten in A1 retail use and 1 in A4 public house use - by encouraging West Sussex County Council, as the local highways authority, to bring forward proposals for a scheme to manage traffic in the village centre for the benefit of shoppers and residents alike. In doing so, the scheme should also aim to improve the safety and appearance of the village centre and to improve the efficiency of on-street car parking spaces. Policy 21 of the Plan identifies such proposals as having a higher priority for investing future Community Infrastructure Levy funding in the parish.

The policy acknowledges the Parish Council's commitment to securing access to a suitable site for new off-street car parking spaces that are convenient for visitors to the village centre. It also encourages retailers and others to co-operate in making a success of the village centre.

Policy 14: Pease Pottage Village Centre

The Neighbourhood Development Plan designates a village centre frontage around the junction of Horsham Road and Old Brighton Road North and South in Pease Pottage, as shown on the Proposals Map. Adjoining the village centre frontage:

- i. *land will be allocated for up to 150-200 sq.m. of A1 and A3 floorspace in three or four units as part of the redevelopment of land on Old Brighton Road South in Policy 4;*
- ii. *land will be allocated for public open space at the junction of Horsham Road and Old Brighton Road South in Policy 9; and*
- iii. *the Black Swan Public House is defined as an Asset of Community Value with the objective of retaining this use as an important feature of the village centre (Policy 18)*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP4, MSDC 2004 Local Plan Policy S6 and S7; and NPPF para's 23 and 28)

This policy will define, protect and bolster the village centre, which is not yet established in the Mid Sussex retail hierarchy. It supports Policy 4 and Policy 9 by allocating land for retail use in a primarily residential redevelopment scheme within the new village centre and for a new public open space.

4.7 Community Policies

Policy 15: Handcross Community Centre

The Neighbourhood Development Plan proposes the development of a new community centre facility on land adjoining the Handcross Recreation Ground, as shown on the Proposals Map, provided:

- i. *the facility provides replacement facilities for the existing Parish Hall, bowling club and rifle club in Handcross and is implemented prior to the redevelopment of any of these facilities;*
- ii. *the development does not encroach on the adjoining Recreation Ground;*
- iii. *the development is able to achieve a satisfactory road access to High Street; and*
- iv. *a Community Right to Build Order is made for the development, which will be of up to 750 sq.m. of gross internal floor space, with a bowling green, play space and other associated open space and car parking, with ancillary residential accommodation for a caretaker of the facility.*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP13, DP22 and DP23; MSDC 2004 Local Plan Policy CS6 and NPPF para's 28, 69 and 70)

This policy provides for the relocation and expansion of the existing Parish Hall and bowling green facilities off High Street, Handcross in a new multi-functional building on a site that is well located close to the proposed Handcross Village Centre (Policy 13).

The new centre will not only provide replacement facilities of the Parish Hall and the Handcross Bowls Club but it will also provide an office for the Parish Council and facilities to provide home-based businesses and employees with a convenient shared facility. The local community is keen that a new facility serves the whole Parish on land that will enable a wide range of functions to be incorporated in one building (as evidenced by the SPNP Community Survey).

The land is owned by the Parish Council so is available for this purpose. It is within the High Weald AONB but on the edge of the main settlement boundary at Handcross. As a community and recreational facility the proposal is of a type suited to this location, provided its design conserves and enhances the surrounding landscape.

In which case, Policy 20 of the SPNP proposes that this policy is implemented using a Community Right to Build Order, as attached in Appendix D. The Order will enable the details of how the design and features of the proposal will address its AONB location to be consulted upon, examined and subject to a referendum alongside the SPNP, rather than be left to a later planning application.

Policy 16: Pease Pottage Community Centre

The Neighbourhood Development Plan supports the development of a new community centre for Pease Pottage at Finches Field, as shown on the Proposals Map. The land will be safeguarded for this purpose.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP13, DP22 and DP33; MSDC 2004 Local Plan Policy CS6 and PP5; and NPPF para's 69 and 70)

This policy will encourage the implementation of the saved 2004 Local Plan policy PP5 in relation to the provision of a new community building at Finches Field. The facilities will serve the community of Pease Pottage and will be complementary to the proposed Handcross Community Centre and the parish hall facilities in Slaugham and Warninglid.

Policy 17: The Wyshe Recreation Ground

The Neighbourhood Development Plan provides for the improvement to the children's play facilities at The Wyshe Recreation Ground, Pease Pottage.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP22, MSDC 2004 Local Plan Policy R1 and NPPF para 73)

This policy proposes the improvement of the existing facilities in Pease Pottage for the benefit of local families (as evidenced by the Mid Sussex Infrastructure Development Plan).

Policy 18: Assets of Community Value

The Neighbourhood Development Plan proposes the following buildings are considered by the Local Planning Authority for designation as Assets of Community Value, as shown on the Proposals Map, as a result of their acknowledged importance to the life and enjoyment of each village community:

- i. The Chequers Inn Public House, Slaugham*
- ii. The Half Moon Public House, Warninglid*
- iii. Recreation Ground, Warninglid*
- iv. Seaforth Hall, Warninglid*
- v. Pavilion/Nursery & The Recreation Ground, Handcross*
- vi. The Red Lion Public House, Handcross*
- vii. The Royal Oak Public House, Handcross*
- viii. Dudley House/Handcross Hardware & Craft Store, High Street, Handcross*
- ix. Post Office, High Street, Handcross*
- x. The Black Swan Public House, Pease Pottage*
- xi. Finches Field, Pease Pottage*
- xii. Slaugham Manor, Slaugham*
- xiii. Handcross Primary School, Handcross*

- xiv. *Warninglid Primary School, Warninglid*
- xv. *Handcross Park School, Handcross*
- xvi. *Ouse Valley Practice, Handcross*
- xvii. *Church Covert, Slaugham*

Proposals that will result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP22 and DP32; MSDC 2004 Local Plan Policy CS6 and CS7; and NPPF para's 28 and 70)

This policy serves two purposes. Firstly, it proposes that MSDC formally considers the designation of each property as an Asset of Community Value under the Localism Act 2011. The inclusion of these sites on the register of Assets of Community Value will provide the Parish Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.

Secondly, the policy requires that, in any event, proposals to change the use of a proposed asset clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity (as evidenced by the SPNP Community Survey and Village Focus Groups).

4.8 Transport Policies

Policy 19: Traffic Management

The Neighbourhood Development Plan proposes that traffic management measures are implemented in the following locations:

- i. *High Street and Horsham Road, Handcross, to be integrated with proposals to improve the proposed Handcross Village Centre in Policy 13 and to develop the land off High Street in Policy 4*
- ii. *Horsham Road, Pease Pottage, to be integrated with the new open space at Old Brighton Road South in Policy 9*
- iii. *Slaugham Lane, Warninglid (including a new footpath between the village and primary school)*
- iv. *Cuckfield Lane, Warninglid*

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP19; MSDC 2004 Local Plan para. 8.28 and NPPF para 35)

This policy will enable traffic calming measures in the Parish to align with local priorities to reduce the speed of traffic and to improve the safety, appearance and efficiency of road and pedestrian space (as evidenced by the Mid Sussex Infrastructure Development Plan).

In the case of part ii of the policy, the scheme will be designed and implemented by the local highway authority in conjunction with the adjoining redevelopment scheme of Policy 4 and new village green of Policy 9.

5. Delivery Principles & Policies

5.1 Introduction

The SPNP 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 projects contained in the plan.

5.2 Development Management

Most of the policies contained in the SPNP will be delivered by landowners and developers responding to its allocations of land for development. In preparing the Plan, care has been taken to ensure, as far as possible, that these allocations are achievable. All the allocated sites are considered viable to develop using a conventional development appraisal methodology.

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

To complement the SPNP, the Parish Council will in due course produce a Slaugham Parish Design Statement & Conservation Management Plan with the local community and relevant stakeholder organisations. The document will contain detailed design guidance for each village and the countryside areas of the parish. It will also set out the principles for managing the appropriate conservation of the many heritage assets, and their setting. As such, it will propose that the local planning authority approves and adopts the document as a Supplementary Planning Document for the purpose of managing the design and conservation attributes of development proposals in the parish.

Policy 20: Community Right to Build Orders

The Neighbourhood Development Plan proposes to make the following Community Right to Build Orders in accordance with the Town & Country Planning Act 1990 and the Neighbourhood Planning (General) Regulations 2012:

- i. the development of up to 76 dwellings, including 38 affordable dwellings, of a commercial unit of up to 200 sq.m. GIA for an A1 retail and/or A3 café use and associated access and landscaping works on land off St. Martin Close/Coos Lane, Handcross, as shown on the Proposals Map and in pursuit of Policy 4 of the Plan; and*
- ii. the development of a community centre and ancillary uses with associated car parking, access and landscaping works on land at Handcross Recreation Ground, as shown on the Proposals Map and in pursuit of Policy 15 of the Plan.*

(Conformity Reference: NPPF para's 71 and 183 and Neighbourhood Planning Regulations 2012)

The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 provide for the means to obtain deemed planning consent for proposals from eligible community organisations for specific sites and schemes. To obtain deemed consent a Community Right to Build Order must be granted to the eligible organisation following a proposal that is considered valid by the local planning authority and a successful referendum vote.

It is proposed to make two Orders in respect of SPNP policies 4 and 15. The SPNP is viewed as a timely and suitable means by which these policies can be formulated and consulted upon within the context of other land use planning and development issues in the parish. They will also be subject to the same examination by an independent examiner as the Submission SPNP in due course. The Orders will be the subject of separate questions on the referendum.

The benefit of the Orders will be to expedite the implementation of Policies 4 and 15 of the plan, thereby providing confidence to the local community that the proposals will be delivered in the ways proposed in the plan.

The Parish Council is in the process of forming a new Slaugham Parish Community Land Trust (CLT) with which it will agree a long term interest in the land at St.Martin Close/Coos Lane and the Handcross Recreation Ground as a means of implementing the Orders. Once formally constituted, the CLT will then negotiate the discharge of Order conditions with the local planning authority and will procure the development schemes.

5.3 Infrastructure Projects

The Plan has identified a series of infrastructure projects to support its housing, business and retail growth proposals.

In some cases (marked * in Table C) these projects have already been identified in the Draft Mid Sussex Infrastructure Development Plan (IDP) of February 2012. The IDP identifies all the likely infrastructure requirements to support the policies of the emerging Mid Sussex District Plan and provides an important evidence base for the proposed Mid Sussex Community Infrastructure Levy (CIL). The final version of the IDP will accompany the new District Plan for examination in 2013.

Policy 21: Infrastructure Projects

The Neighbourhood Development Plan proposes the financing and delivery of the following infrastructure projects using the Community Infrastructure Levy and other sources of funds as appropriate, in priority order:

- i. Handcross Community Centre as proposed by Policy 15*
- ii. Handcross Village Centre Enhancements as proposed by Policy 13*
- iii. Pease Pottage Village Green as proposed by Policy 9*
- iv. The Wyshe Recreation Ground*, Pease Pottage as proposed by Policy 17*
- v. Traffic Management* as proposed in Policy 19*
- vi. Super-fast Broadband as proposed by Policy 12*

The Neighbourhood Development Plan supports the implementation of the Community Facility already planned for Finches Field, Pease Pottage in Policy 16.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP18; MSDC 2004 Local Plan Policy G3 and NPPF para's 162 and 183)

This policy identifies a series of the most important infrastructure projects to support the development proposals of the SPNP. Each project has been identified and described in a specific policy of the SPNP.

The intention is for the Mid Sussex Community Infrastructure Levy (CIL) to provide the majority of the funding for the listed projects. The submitted CIL Charging Schedule proposes charges on qualifying development in the parish that may generate approximately £1.4m over the plan period.

The policy establishes a priority order of projects for this investment to reflect the importance of projects in Handcross and Pease Pottage that will support the developments proposed in those locations.

The Handcross Community Centre is proposed by Policy 15 on land owned by the Parish Council. It is estimated that the new facility may have a capital cost of up to £1.0m and will be owned and operated by a proposed Slaugham Parish Community Land Trust or similar. It is expected the majority of this cost will be met by the CIL, the long term commitment of which may be used by the Parish Council. The scheme will also be designed to be capable of being delivered in phases to fit with the availability of funds.

The Handcross Village Centre Enhancement project proposed in Policy 13 will be delivered on land primarily owned by West Sussex County Council as the local highway authority. There is no scheme designed for the project but a budget of £100,000 may be sufficient to implement improvements to create new car parking places and to manage traffic and parked cars along the High Street to Horsham Road. A financial contribution from CIL may be complemented by funding from the County Council's local highways works capital programme.

The village green at Pease Pottage proposed in Policy 9 is on land owned by West Sussex County Council as the local highway authority and requires works to extend and improve the existing small open space with the closure of part of Old Brighton Road South at an estimated cost of £100,000. At least half of this cost should be met from the adjoining development scheme proposed in Policy 4 using a Section 106 Agreement. The remaining funds may be sourced from the CIL for delivery alongside the implementation of that adjoining scheme.

The Wyshe Recreation Ground in Pease Pottage is on land owned by Mid Sussex District Council and it is estimated that the total capital cost of upgrading the children's play facilities will be £30,000. This small sum may be met entirely from CIL.

West Sussex County Council has identified a number of small traffic management schemes on highways land in the parish - identified in Policy 19 - that it estimates the total cost of as £60,000. This small sum may be met entirely from CIL.

Access to a Super-fast Broadband network may be secured through a variety of means and using one or more different technologies, including Fibre-to-the-Premises (FTTP), Fibre-to-the-Cabinet (FTTC), Wireless and mobile 4G. The total cost of access will depend on how the network provision relates to the emerging proposals of West Sussex County Council in its Rural Broadband Strategy. A sum of £100,000 of CIL may leverage considerable other sources of public and/or private investment funds to deliver the project to serve the parish.

The proposed Community Facility at Finches Field is on land owned by Mid Sussex District Council. This project has been a longstanding proposal and will benefit from S106 financial contributions collected from past development schemes. It will provide a community meeting room and sports pavilion facilities. It will have a capital cost of £350,000 and will be operated by a local management committee.

A summary of the capital costs of each project and of the potential role of the CIL in contributing to these costs is provided in Table B. It shows that the total value of CIL required to deliver the infrastructure projects falls within the total value of CIL estimated to be generated from within the parish over the full plan period from the allocations in Policy 4, the windfall sites in Policy 5 and the possible new homes identified in Policy 6.

Policy	CIL	Other	Totals
Handcross Community Centre	£1,000,000	£0	£1,000,000
Handcross Village Centre Enhancements	£50,000	£50,000	£100,000
Pease Pottage Village Green	£50,000	£50,000	£100,000
The Wyshe Recreation Ground*	£30,000	£0	£30,000
Traffic Management*	£30,000	£30,000	£60,000
Super-fast Broadband	£100,000	n/a	£100,000
Totals	£1,260,000	£130,000	£1,390,000

Table B: Capital Costs of Infrastructure Projects

Policy 22: Section 106 ‘Planning Obligations’

The Neighbourhood Development Plan requires that planning applications for all development proposals submitted prior to the adoption of the Mid Sussex Community Infrastructure Levy Charging Schedule and that would otherwise be liable to be charged the Levy, will include a Section 106 Planning Obligation making provision for the payment of at least an equivalent sum to the submitted Levy Charging Schedule.

Development that will be granted deemed planning consent by the making of a Community Right to Build Order will also include within the Order a condition making this same requirement as provided for in Policy 20.

(Conformity Reference: MSDC Proposed Submission District Plan Policy DP18; MSDC 2004 Local Plan Policy G3 and NPPF para’s 173, 175 and 204)

This policy provides for the period between the anticipated adoption of the SPNP in 2013 and of the Mid Sussex Community Infrastructure Levy (CIL) Charging Schedule. The latter may not be adopted until 2015. Within this period it is likely planning applications will be submitted for determination on those sites allocated by Policy 4 and for windfall sites.

The CIL will be a crucial source of funds to implement the SPNP. To provide confidence to investors in the infrastructure projects identified in Policy 21 that sufficient CIL funds will be forthcoming the policy addresses the interim period before the adoption of the Charging Schedule. It requires that in this interim period each planning application for development that will be subject to pay the CIL Charge makes provision in a Section 106 Planning Obligation for a sum at least the equivalent of that proposed in the submitted CIL Charging Schedule.

The submitted CIL Charging Schedule published by Mid Sussex District Council in March 2013 proposes to make a charge of £235/sq.m. on housing development schemes outside the defined built up area boundary and of £210/sq.m. inside the boundary. The policy therefore requires that these charges are used to derive the sum payable using the existing Section 106 Planning Obligations arrangement.

6. Proposals Map

SEE SEPARATE DOCUMENTS:

PROPOSALS MAP

PROPOSALS MAP (HANDCROSS INSET)

PROPOSALS MAP (PEASE POTTAGE INSET)

PROPOSALS MAP (SLAUGHAM & WARNINGLID INSET)

Appendix 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 Slaugham Parish Council website's neighbourhood plan pages.

- Community Profile for Slaugham Parish (2012)
- Slaugham Parish housing completions 1991-2011 (2012)
- Handcross Business Focus Group (2012-13)
- Pease Pottage Focus Group Notes (2012-13)
- Slaugham Focus Group Notes (2012-13)
- Warninglid Focus Group Notes (2012-13)
- Handcross Focus Group Notes (2012-13)
- High Weald AONB Briefing (2012)
- Slaugham Village Design Statement (2011)
- Warninglid Village Design Statement (2012)
- Slaugham Neighbourhood Plan Community Survey (2012)
- Slaugham Parish Site Assessments Report (2013)
- Slaugham Parish Neighbourhood Plan – State of the Parish Report (October 2012)
- Slaugham Parish Neighbourhood Plan Pre Submission Plan - Public Consultation Draft (December 2012)
- Slaugham Parish Neighbourhood Plan Revised Pre Submission Plan - Public Consultation Draft (March 2013)
- Mid Sussex Local Housing Assessment (October 2011)
- Mid Sussex Strategic Flood Risk Assessment (2008)
- Mid Sussex Landscape Capacity Assessment (2007)
- Mid Sussex PPG17 Assessment (2006)
- Mid Sussex SHLAA (2012)
- Mid Sussex Housing Supply Document (2013)
- Mid Sussex Community Infrastructure Levy: Preliminary Draft Charging Schedule (2012)
- Mid Sussex Local Plan 2004
- Mid Sussex Draft Infrastructure Development Plan (2012)
- Mid Sussex District Plan Consultation Draft (2012)
- Mid Sussex Proposed Submission District Plan (2013)
- Mid Sussex District Plan Revised Sustainability Appraisal (2012)
- Mid Sussex District Plan Revised Habitats Assessment (2012)
- Mid Sussex Landscape Character Assessment (2005)
- Mid Sussex Economic Development Strategy (2010)
- Northern West Sussex Employment Land Review (2010)
- Gatwick Sub-region Water Cycle Study (2011)
- Gatwick Diamond Local Strategic Statement (2012)
- West Sussex Strategic Housing Market Assessment: Mid Sussex (2009)
- West Sussex Sustainable Energy Study (2009)
- West Sussex Local Transport Plan 2011-26 (2011)
- A Revision of the Ancient Woodland Inventory for West Sussex (2010)
- High Weald AONB Management Plan (2009)

APPENDIX B

Strategic Environmental Assessment of the Slaugham Parish Neighbourhood Plan (Submission Version)

1. Introduction

The purpose of this report is to provide an assessment of any significant environmental effects resulting from the policies and proposals of the Submission Neighbourhood Development Plan for Slaugham Parish (“the Neighbourhood Plan”) in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

The Neighbourhood Plan has been published for submission by Slaugham Parish Council to Mid Sussex District Council under the Neighbourhood Planning Regulations 2012. Although the District Council has not issued a formal screening opinion requiring an SEA, one has in any event been prepared that accords with the EU Directive.

The Neighbourhood Plan is the first in England to incorporate Community Right to Build Orders (under the Localism Act 2011) as policies to implement key proposals within the Neighbourhood Plan. It is also amongst the first Neighbourhood Plans to be subject to an SEA alone, and not Sustainability Appraisal, as the Government has made clear that such plans are not subject to appraisal.

The SEA report therefore provides an assessment of the Neighbourhood Plan and indicates where any significant amendment has been made in relation to its previous versions.

2. Background to Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of a plan. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004” as follows:

- An outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan
- The environmental characteristics of areas likely to be significantly affected
- Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC
- The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation
- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors
- The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
- A description of measures envisaged concerning monitoring in accordance with Article 10

Since 2004, the requirement for SEA of relevant plans and programmes has been aligned with the similar process of Sustainability Appraisal (SA) in the UK. During the preparation of the Neighbourhood Plan, the Government confirmed that an SA is not required of a Neighbourhood Plan but that SEA may still be necessary in circumstances where policies may have a significant environmental effect.

The methodology for the assessment is intended to be proportionate to the task of assessing the modest development proposals of a Neighbourhood Plan in a small rural parish area. It focuses only on the requirements of SEA and does not extend to cover the wider sustainability attributes of a Sustainability Appraisal.

The report responds to each of the SEA requirements in turn, beginning with a short description of the Neighbourhood Plan, identifying the key environmental features of the parish and then assessing the impact of the strategic objectives and policies of the Neighbourhood Plan on those features, using a number of SEA objectives and measures.

3. An outline of the contents, main objectives of the Neighbourhood Plan and relationship with other relevant plans or programmes

The Neighbourhood Plan contains a number of policies for the use and development of land in the parish of Slaugham in the plan period from 2013 to 2028. These policies, together with the policies of the Mid Sussex development plan - that is the saved policies of the 2003 Local Plan and the Proposed Submission District Plan ("the new District Plan") published in March 2013 - and the National Planning Policy Framework (NPPF), will be used by the local planning authority in determining planning applications should the Neighbourhood Plan be adopted in due course.

The Vision of the Neighbourhood Plan is:

"In 2031, the Parish of Slaugham will remain a beautiful part of the High Weald Area of Outstanding Natural Beauty. Its population will have grown to around 3,000, almost all of who will live in one of its four distinct villages.

This growth will have reinforced the role of Handcross as the main service centre of the parish, in terms of local shops and community facilities. Pease Pottage will have become a more self-sustaining community with a new village centre. Warninglid and Slaugham will have been retained their distinctive identities as small rural villages.

The range of housing types and tenures built since 2011 will have significantly reduced the local housing need for affordable homes and met the local demand for the types of homes suited to older people and young families. The demand of local people to build their own homes and stay in the parish will also have been met.

A greater supply of housing, access to super-fast broadband services and the use of local enterprise support facilities will together have meant that the local working population is less dependent on commuting than in 2011.

Development and change in the parish will have avoided its most sensitive landscapes, habitats and cherished open spaces, which will have stronger protection for the enjoyment of the local community."

The vision statement above is of the Neighbourhood Plan and differs only marginally from previous versions in respect of bringing greater clarity in response to some representations.

In pursuit of this Vision, the Neighbourhood Plan contains six strategic objectives and specific measures:

1. To contribute to meeting the demand for new homes in Mid Sussex but especially those local people in housing need, those wanting to move to more suitable accommodation and those wanting to build their own home
 - At least 130 new homes built
 - At least 40% new homes built and owned to meet local affordable needs
 - New for 'custom build' homes
2. To accommodate development and change without undermining the natural beauty of the landscape
 - No new development affecting the most sensitive AONB landscapes
3. To sustain and enhance the significance of our heritage assets for the enjoyment of the local community and visitors alike
 - No new development that will adversely affect the setting of heritage assets
4. To reuse vacant, disused or redundant land and buildings
 - At least on third of new housing located on previously-developed land
5. To increase the availability of local community services and facilities
 - A new community facility for Handcross with long term security
6. To encourage and enable the local community to pursue healthy lifestyles
 - Two new public open spaces created
 - One Local Green Space designated

Again, there have been only minor changes to the strategic objectives to bring greater clarity and to reflect the proposed change to the designation of a Local Green Space (see Policy 10).

The Neighbourhood Plan sets out a range of housing, employment, retail, open space and community asset policies and proposed to make two Community Right to Build Orders. In doing so, the Pre-Submission version proposed to adopt one of two options (A and B) for some of its policies.

The defining feature of the options was their approach to housing location and supply. Option B included all of the provisions of Option A but proposed an amended spatial plan (in Policy 2), a higher housing supply number, an additional site selection criterion (both Policy 3) and additional housing allocations (in Policy 4). There were two other policies relating to Option B (policies 9 and 14).

During the consultation period on the Pre-Submission and Revised Pre-Submission plans, the majority of representations supported the selection of Option B, i.e. the addition of development in Pease Pottage, the higher number of new homes (130 no.), the additional site selection criterion of using previously-developed land in the built up area boundary and two additional housing allocations. Importantly, the representations from key consultees - the High Weald AONB, Natural England and neighbouring district councils for example - either raised no objection or specifically supported Option B.

In which case, the Neighbourhood Plan Committee resolved to select all the policies relating to Option B as the basis for the Submission version of the Neighbourhood Plan and in the course of making other minor amendments to correct inaccuracies or improve the clarity of the document.

Since the end of the consultation period, Mid Sussex District Council has published its Proposed Submission District Plan and Housing Supply Document and an appeal has been upheld for a large housing development proposal at Pease Pottage. The new District Plan contains no changes of substance to the policy context for the Neighbourhood Plan. The appeal decision has required one change to the Neighbourhood Plan (see Policy 10).

5. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Neighbourhood Plan

The State of the Parish Report for the Neighbourhood Plan published by the Parish Council in October 2012 identified the key features of the local environment. These are:

- the whole of the parish lying within the High Weald Area of Outstanding Natural Beauty (AONB)
- three Conservation Areas at Handcross (designated 1990), Slaugham (1984) and Warninglid (1969)
- one Scheduled Ancient Monument (at Old Slaugham Place)
- three Registered Park & Gardens (at Nymans and High Beeches, both Grade II* and at Old Slaugham Place)
- 37 listed buildings (including the Grade II* Parish of St. Mary Church; Blacksmith's Cottage, the Street, Warninglid; and the Ruins of Old Slaugham Place)
- no Sites of Special Scientific Interest (though the Cow Wood & Harry's Wood SSSI adjoins the parish boundary east of Handcross)
- no local nature reserves
- two Environmental Stewardship Schemes (north of Handcross and east of Slaugham village)
- one Countryside Stewardship Scheme (south and west of Pease Pottage)
- one Woodland Grant Scheme (at East Park south of Handcross)
- no part of the parish outside of Flood Zone 1
- There are extensive areas of identified ancient woodland in the parish, notably Tilgate Forest, Highbeeches Forest, Hyde Hill Wood, Hoadlands Wood, Homestead Wood, Hamshire Wood and Anne's Wood
- two designated watercourses at River Ouse and River Arun

The quality and status of the local natural and built environment is therefore of considerable importance to future planning decisions in the parish and these environmental designations form the baseline data for the assessment.

Should the Neighbourhood Plan not be adopted then these decisions will be made using the policy provisions of the Mid Sussex development plan and the NPPF. Given the limitation on the Neighbourhood Plan to make only local and not strategic planning policy for the parish, the current state of these environmental features will not be affected by a failure to adopt or to implement the Neighbourhood Plan.

6. The environmental characteristics of areas likely to be significantly affected

The designated environmental features of the parish are identified in the Neighbourhood Plan and in section 4 of the SEA report above. The location of the parish within the High Weald AONB requires a sensitivity of the Neighbourhood Plan to meeting its strategic objectives. The landscape character of this part of the AONB has been assessed as having generally low to negligible capacity for development.

The four settlements in the parish similarly are of a distinct rural village character, which, for the most part, has survived reasonably unharmed. There are many listed heritage assets that help define the character of each village, which are then set within the surrounding High Weald landscape.

Each settlement is reasonably self-contained in terms of the clustering of buildings around a core area, e.g. Handcross High Street, The Street at Slaugham and Horsham Road in Pease Pottage. In specific places, the surrounding landscape either prevents the visual coalescence of neighbouring settlements, e.g. of Pease Pottage and Crawley, or makes an important incursion into the settlement to define its core area, e.g. Handcross Recreation Ground and adjoining open land.

In addition, the presence of ancient woodland and designated nature conservation sites in and around the parish boundary complements the visual value of the natural landscape. However, whilst there are two designated watercourses in the parish - the Rivers Ouse and Arun - there are no areas of flood risk.

7. Any existing environmental problems which are relevant to the Neighbourhood Plan

There are no specific environmental problems to which the Neighbourhood Plan is intended to directly respond. The primary purpose of the Neighbourhood Plan is to take responsibility for allocating land in the parish for new housing development in the plan period, in accordance with the new District Plan and the NPPF. It aims to do so by minimising the environmental impact of the allocations by selecting suitable sites, when considered along other social and economic policy objectives.

The Mid Sussex development plan and NPPF, together with the management and investment plans and programmes of other bodies, e.g. Environment Agency, Highways Agency, High Weald AONB Board, are more effective means of addressing any existing environmental problems in the parish.

8. The environmental protection objectives which are relevant to the Neighbourhood Plan and the way those objectives and any environmental considerations have been taken into account during its preparation

The Neighbourhood Plan has been prepared with the assumption that the Mid Sussex development plan will continue to contain all the appropriate policies to protect the local environment, based on the saved policies of the 2004 Local Plan and on those of the new District Plan. Only Policy 10 of the Neighbourhood Plan proposes an additional policy protection using a Local Green Space designation (see section 9 below), provided for by the NPPF. It does not therefore seek to repeat, refine or qualify such policies.

9. The likely significant effects on the environment

To assess the likely effects of the Neighbourhood Plan on the environment, the environmental objectives used by the Mid Sussex Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) of February 2013 have been adopted. These are set out below, including the reference to the relevant objective number in that document and the measures identified for each objective.

Neighbourhood Plan SEA Objective	Neighbourhood Plan SEA Measures
<i>Mid Sussex SA/SEA Objective 2 - to ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</i>	<ul style="list-style-type: none"> - number of properties at risk from flooding, as defined by the Environment Agency; - number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds.
<i>Mid Sussex SA/SEA Objective 8 - to address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts</i>	<ul style="list-style-type: none"> - number of properties at risk from flooding, as defined by the Environment Agency; - number of developments built to BREEAM/Code for Sustainable Homes standards; - number of developments incorporating water efficiency measures; - proportion of journeys to work by public transport; - percentage of electricity consumed that is generated from renewable energy sources.
<i>Mid Sussex SA/SEA Objective 9 - to conserve and enhance the District's biodiversity</i>	<ul style="list-style-type: none"> - condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar); - number and area of SNCIs and LNRs within the District; - area of ancient woodland within the District; - change in priority habitats and species; - number of planning applications approved
<i>Mid Sussex SA/SEA Objective 10 - to protect, enhance and make accessible for enjoyment, the District's countryside</i>	<ul style="list-style-type: none"> - open spaces managed to green flag standard; - number of major developments in the South Downs National Park / High Weald AONB; - proportion of development in areas of high capacity in landscape terms; - net gain/loss of Rights of Way; - percentage of new dwellings within 300 metres of accessible greenspace
<i>Mid Sussex SA/SEA Objective 11 - to protect, enhance and make accessible for enjoyment, the District's historic environment</i>	<ul style="list-style-type: none"> - buildings of Grade I and II* and scheduled monuments at risk; - number of Conservation Areas with appraisals and management proposals; - number of Listed Buildings in the District
<i>Mid Sussex SA/SEA Objective 14 - to maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management</i>	<ul style="list-style-type: none"> - Stretches of watercourse that are, as a minimum, Water Framework Directive status "Moderate"; - number of developments incorporating water efficiency measures; - per capita consumption of water; - incidents of major and significant water pollution within the District; - number of planning applications approved contrary to advice given by the EA on water quality issues; - number and area of developments where appropriate remediation of contaminants has taken place.

The assessment of the strategic objectives and policies of the Neighbourhood Plan against the baseline data in section 4 is made using the following notation: + positive; 0 neutral; and - negative.

In most cases, it is acknowledged the data is not collected or reported at a parish scale to enable an accurate assessment. In addition, the scale of development proposed in the Neighbourhood Plan is too small in comparison with the scale of existing development in the parish, making the identification of cause-and-effect relationships between inputs and outputs very uncertain.

However, the assessment does seek to identify the relative attributes of the policies of the Neighbourhood Plan to inform the reader.

Assessing the impact of the Neighbourhood Plan Strategic Objectives

The six strategic objectives of the Neighbourhood Plan are outlined in Section 4 above. They cover a range of economic, social and environmental issues in support of realising the Vision. Each of these objectives is assessed against the SEA objectives below.

Given the absence of flood risk, climate change, biodiversity and watercourse issues, either in the parish or proposed by the Neighbourhood Plan, the impact of the strategic objectives is generally neutral.

The requirement of the Neighbourhood Plan to allocate land for housing development, and the scarcity of previously-developed land within the built up area boundary, means that, on that one measure alone, there will be a negative impact on the AONB landscape. However, the focus of other Neighbourhood Plan objectives to mitigate this impact through delivering other environmental (and significant community) benefits from new development, results in an overall positive environmental impact.

Neighbourhood Plan SEA Objective	Neighbourhood Plan Strategic Objectives					
	1	2	3	4	5	6
2: Flood Risk	0	0	0	0	0	0
8: Climate Change	0	+	0	0	0	0
9: Biodiversity	0	0	0	0	0	0
10: Countryside	-	+	0	+	0	+
11: Historic Environment	0	0	+	0	0	0
14: Watercourses	0	0	0	0	0	0

Assessing the impact of the Neighbourhood Plan policies

The Neighbourhood Plan contains the following policies, which may have an environmental impact on the key environmental features identified in section 5. For some policies, the options considered in making the Neighbourhood Plan were stated as ‘Option A’ and ‘Option B’. For the others, the assessment has compared the proposed policy with the Neighbourhood Plan not having a policy.

Policy 2 - A Spatial Plan for the Parish

In the Pre-Submission version of the Neighbourhood Plan, this policy provided two options of an overall spatial vision of the role of the four villages of the parish and of where development will be directed. The first (Option A) directed development to the village of Handcross only; the second (which has since been selected by the Committee for the Submission Neighbourhood Plan) directs development primarily to Handcross but also to Pease Pottage. No other options were considered as being realistic in winning the support of the local community at a referendum, as clearly evidenced in the Community Survey), irrespective of environmental considerations.

The clear intent of both options was to focus development on the existing settlements, which have some local services and some landscape capacity to accommodate development either within or adjoining their boundaries.

The Neighbourhood Plan is based on Option B and therefore this policy will require a minor incursion into the High Weald AONB at Handcross. Hence, on that one measure alone, the policy will have a negative impact on the SEA Countryside objective. However, other policies in the Plan are specifically designed to minimise and mitigate this impact through controlling the quality of the design (using a Community Right to Build Order to manage the design details and a Community Land Trust to procure the development) and providing for new public open space and biodiversity gain.

In all other respects, the policy is neutral in its environment impact in both options.

Neighbourhood Plan SEA Objective	Plan Option A	Plan Option B
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	-	-
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 3 - Housing Supply in the Parish

In the Pre-Submission version of the Neighbourhood Plan, this policy had two options that set a target for the supply of new homes in the Parish and establish the selection criteria for housing allocations. In addition, it set out the principles of the types and tenures of new homes, to which those allocations are expected to respond.

The options corresponded to those in Policy 2. The first option (Option A) proposed 76 homes in Handcross only on sites where there is sufficient control of ownership to deliver affordable homes to meet local needs and custom build homes to meet local demand and that adjoin the existing village, for which an amendment to the built-up area boundary can be justified in landscape impact terms. It therefore required the proportion of affordable homes to be significantly higher than 30% on each site.

The intent of the policy option was to meet the local community's strong preference to maximise the community value of new homes to be built in the parish. This will result in a higher proportion of affordable homes delivered than past planning policy and development management decisions have achieved in the parish and a greater local control over the type, tenure, design and phasing.

In doing so, it accepts that this policy objective will justify an amendment being made to the settlement boundary, where this can be justified in AONB landscape terms.

The Neighbourhood Plan adopts the second option, which proposes 130 new homes in Handcross and Pease Pottage using the same criterion of Option A but also on previously-developed sites within the existing built-up area boundary in both villages. On each of the new sites, the proportion of affordable homes will be at least 30% of the total number of homes.

In addition to the same policy intent of Option A, this option adopts the good practice of directing development to previously-developed land within the two settlement boundaries to avoid impact on the surrounding AONB landscape. Other development plan policy will protect any heritage assets within those settlements from harmful development.

The total quantum proposed represents an 11% increase in the total number of homes in the parish, thereby maintaining an appropriate balance between meeting the demands and needs for new homes in the parish (and of the district and its neighbours) on the one hand and of protecting the local environment on the other. Although this quantum represents an increase in the number of homes that is above the number required for an increase in proportion to the district average, it does not represent a level of growth that cannot be sustained by existing parish services or the AONB landscape.

The selected policy option also guides the provision of housing types to recognise that sites allocate closer to the village centres may be more suited to higher density, smaller unit schemes than those allocated on the edge of the villages. Again, the intent is to use the scarce land resource available in the villages as efficiently as appropriate.

During the drafting of the Neighbourhood Plan, consideration was given to how other site selection criteria could be devised as plausible alternatives. The alternative of restricting the site selection criteria to the use of land in the built up area boundary, previously used or not, would have avoided impact on the AONB, but delivered an insufficient housing supply total (44 no.) to remain in general conformity with the development plan or NPPF.

On the other hand, a criterion that allowed for the allocation of land immediately adjoining the built up area boundary and in close proximity, say 400m, of existing village centres, would result in excess of 500 new homes as it would be impossible to distinguish a number of large sites that all met this test using sustainability criteria alone. This type of option was not considered plausible as it would not have won the support of the local community at the referendum, irrespective of their environmental impacts.

Neighbourhood Plan SEA Objective	Plan Option A	Plan Option B
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	-	-
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 4 - Housing Site Allocations

In the Neighbourhood Plan, this policy allocates land for the development of new homes in the Parish to achieve the housing supply objective of Policy 3. It also indicates the likely phasing of development in respect of the current five year supply period to 2016 and thereafter.

In terms of options, the sites identified are the only sites in the parish, that have been submitted for SHLAA/Housing Supply Document assessment by the local planning authority and are included in the Slaugham Plan Site Assessment Report, which meet the site selection criteria of Policy 3. As they deliver a total housing supply number of 130 no., which is considered to be in general conformity with the development plan and NPPF, then they are all allocated. By definition, the sites have already been assessed as meeting the basic suitability criteria in the SHLAA/Housing Supply Document. Options which included sites that did not meet these criteria were not plausible for assessment.

The proposed allocation of the St. Martin Close/Coos Lane site requires an incursion into the AONB, hence the negative assessment as development in the AONB is one of the SEA Countryside measures. However, as indicated in Policies 2 and 3 above, not only are there very clear social benefits that can be delivered through these allocations, their environmental impact will be minimised and mitigated through a quality design solution of the development, the provision of a new public open space, the delivery of a biodiversity gain and the development of a new 'village shop/cafe' to encourage walking in the southern half of Handcross. The proposed use of a Community Right to Build Order and procurement using a Community Land Trust should provide the local community, the local planning authority and the High Weald AONB Board with the confidence that this degree of quality and mitigation will be achieved.

In preparing the Neighbourhood Plan, the merits of other sites assessed in the SHLAA/Housing Supply Document as being suitable in principle were considered. All are on green field land outside the built up area boundary and are either in the AONB or on land identified in the development plan as preventing the coalescence of settlements. All are in private ownership and in no case has the owner expressed any desire in allowing a commercial interest to be diluted in order to accord with the site selection criteria. In two cases, the land owner is actively seeking to secure planning consent for major schemes outside of the Neighbourhood Plan process. Not only does neither site accord with the Policy 3 criteria, but both would have a significant environmental impact.

On that basis, the assessment of this policy follows that of the previous policies.

Neighbourhood Plan SEA Objective	Plan Option A	Plan Option B
2: Flood Risk	0	0
8: Climate Change	+	+
9: Biodiversity	+	+
10: Countryside	-	-
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 5 – Windfall Sites

This policy supports windfall site schemes on previously-developed land in the built up area boundaries in the parish as an additional form of housing supply to those sites allocated in the Neighbourhood Plan.

The policy is assessed as having a positive environmental impact as it encourages the beneficial reuse of land within the main settlements, which may reduce the demand for greenfield development and encourage development of sites that may otherwise lie derelict.

The option of no policy will have a neutral impact as the same policy objectives are contained within the Mid Sussex development plan.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	+	0
9: Biodiversity	0	0
10: Countryside	+	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 6 - Slaugham Manor

This policy anticipates that this important property on the edge of Slaugham village may at some point during the plan period be vacated as a police institution. It provides for its continued use for another non-residential purpose or for a change of use to a hotel, residential institution or dwellings.

Although the building is not listed as a heritage asset, it is close to the Grade II* listed ruins of Old Slaugham Place. The supporting text to the policy expects that the implementation of the policy, if required, will be subject to the relevant heritage asset development management policies of the development plan. In which case, the policy will have a positive impact on the local historic environment, as it encourages the continued use of the building, but will be neutral in all other respects.

The option of the Neighbourhood Plan not having a policy was considered in the early stage of plan making. It was assessed that it would be better to have a positive policy to manage future proposals of this important heritage asset than not.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	+	-
14: Watercourses	0	0

Policy 7 - Built-up Area Boundary at Handcross

This policy acknowledges that the allocation of both sites in Policy 4, which are currently outside but adjoining the village boundary, requires an amendment to the boundary.

The supporting text to the policy provides the rationale for the proposed amendment, which will enable the land at St. Martin Close/Coos Lane to be developed outside of a 'rural exception site' type policy constraint. The impact on the relationship between the AONB and the edge of Handcross is not considered significant but is assessed as negative purely on the basis of development in the AONB.

The proposed Community Right to Build Order will enable the key design features of this allocation to be defined, consulted on, examined and put to the vote at a referendum, rather than relying upon a later planning application. The Order should enable proposals to be designed to minimise the impact of development on the AONB.

However, Policy 8 of the Neighbourhood Plan will mitigate the impact on the AONB by creating a new accessible greenspace for the benefit of the new residents of the scheme and for existing residents in this part of the village by bringing them within 300m of a larger greenspace than the current adjoining children's play area.

The option of not proposing a boundary change was assessed. In respect of environmental impact, not having a policy would remain negative as it was assumed that the site would still be allocated for development, albeit as a rural exception site.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	-	-
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 8 – St. Martin Park

This policy will create new public open space as part of the St.Martin Close/Coos Lane housing allocation in Policy 4 - the Neighbourhood Plan has renamed what was formerly 'New Open Space at Handcross'.

The policy expects the new open space will deliver an extended play area for the wider enjoyment of the local community and new biodiversity value. The scheme will be implemented as a condition of the Community Right to Build Order being proposed for the housing scheme. The condition will require a scheme for the project to be agreed and completed prior to the completion of the development. Its environmental impact will therefore be strongly positive.

The option of not making such provision alongside Policy 4 was considered. In terms of environmental impact, no policy will result in the opportunity to deliver biodiversity and countryside enhancement benefits being lost.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	+	0
10: Countryside	+	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 9 - Pease Pottage Village Green

This policy will create a larger public open space as part of the redevelopment of the Old Brighton Road South proposed in Policy 4 - the Neighbourhood Plan has renamed what was formerly 'New Open Space at Pease Pottage'.

The proposal will have significant benefits by creating a new, very accessible open space at the heart of the village and delivering new biodiversity value. It will enhance the setting of the Black Swan public house and reinstate the historic village centre area. The existing space is not more than a traffic 'island'. By closing the adjoining road and redeveloping the adjoining industrial use, the positive impact on the environment of this policy will be significant.

The option of not making such provision alongside Policy 4 was considered. In terms of environmental impact, no policy will result in the opportunity to deliver biodiversity, green space enhancement and historic environment enhancement benefits being lost.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	+	0
10: Countryside	+	0
11: Historic Environment	+	0
14: Watercourses	0	0

Policy 10 - Local Green Space

This policy will enable an important green space in the parish to be protected from development in accordance with the NPPF (para 77) and with policies in the development plan protecting the AONB for which there is no exceptional circumstance to justify its loss.

As such, the policy will deliver a number of positive environmental impacts. It will protect the site from inappropriate and unnecessary development that will reduce local biodiversity value and protect the AONB from a damaging incursion by a large development scheme.

The option of not making such provision was considered. In terms of environmental impact, no policy will result in the opportunity to deliver biodiversity and countryside enhancement benefits being lost.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	+	0
10: Countryside	+	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 11 – Wyevale Garden Centre

This policy - renamed by the Neighbourhood Plan from what was formerly ‘Employment Land’ - encourages the retention of the garden centre on the A23 as an important employer in the parish. However, the site was submitted for assessment in the SHLAA, indicating that its long term use may not be certain.

The policy encourages the reuse of the site for employment purposes, thus focusing future development on previously-used land. It only addresses the principles of land use, leaving the development plan to manage specific development proposals. The option of not making such provision was considered. In terms of environmental impact, no policy will make no difference.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 12 – Superfast Broadband

This policy supports proposals to improve access in the parish to superfast broadband services. The current standard of service is poor in most of the parish, given its primarily rural character.

The policy is assessed as having a positive environmental impact as evidence from other rural areas suggests that having access to superfast broadband services encourages home working and the setting up of new businesses, for which such access is essential. The result may be that there are fewer commuting trips made.

The option of no policy would result in the opportunity to deliver this environmental benefit potentially being hindered.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	+	-
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 13 - Handcross Village Centre

This policy will define, protect and bolster the village centre, which is established in the Mid Sussex retail hierarchy.

The intent of the policy is to better manage traffic and car parking in the village centre to create a more attractive shopping and residential environment on the High Street. Although none are listed buildings, the High Street has a traditional character and comprises many buildings of local character.

The option of not making such provision was considered. In terms of environmental impact, no policy may result in the traffic problems in the village centre not being addressed, which in turn may allow its environmental impact on the centre's older buildings to worsen in future years.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	+	-
14: Watercourses	0	0

Policy 14 - Pease Pottage Village Centre

This policy will define, protect and bolster the village centre, which is not yet established in the Mid Sussex retail hierarchy.

The policy is intended to create a new village centre for Pease Pottage as a result of the successful implementation of policies 4 and 9 to redevelop a key site for new homes and retail units and create a new village green respectively. In itself, its impact will be neutral. The option of not making such provision was considered. In terms of environmental impact, no policy will make no difference.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 15 - Handcross Community Centre

This policy - renamed by the Neighbourhood Plan from what was formerly 'Slaugham Parish Centre' - will enable the relocation and expansion of the existing village hall and bowling green facilities off High Street, Handcross in a new building on a site that is well located close to the proposed Handcross Village Centre.

The proposed site of the new facility is that currently occupied by a pavilion/day nursery building and associated car parking just a short walking distance way from the existing facilities. It adjoins the recreation ground and the built up area boundary but lies within the AONB so on that measure alone, the policy will have a negative environmental impact.

The Neighbourhood Plan proposes a Community Right to Build Order for the scheme to determine the best means by which the location and design of the facility will minimise and mitigate its environmental impact. The development will be procured by the Community Land Trust, which will engage local stakeholders in determining the optimum mix of internal and external uses for the centre.

During the plan preparation, the Parish Council sought to identify other available sites for the relocation of these facilities. None were available either inside or adjoining the built up area boundary, other than the St. Martin Close/Coos Lane site, which would not be well suited given it is on the periphery of Handcross, there are proposals for other land uses and, in any vent, the site is also in the AONB. The land must be immediately available in order to

It also assessed the option of encouraging the retention of the facilities in their existing location. This was not considered plausible as the landowner has made clear its intention not to renew the leases and to seek planning permission for a housing scheme and Policy 4 of the Neighbourhood Plan provides for this option. The option of having no policy was assessed and rejected as it is important to make provision in the Neighbourhood Plan for new facilities but the environmental impact of the option would be neutral, as no change would be planned.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	-	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 16 - Pease Pottage Community Centre

This policy will encourage the implementation of the saved 2004 Local Plan policy in relation to the provision of a new community building at Finches Field. The location is outside the built up area boundary of Pease Pottage but on the site of an existing community facility. There will therefore be no environmental impact.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 17 - The Wyshe Recreation Ground

This policy proposes the improvement of the existing facilities in Pease Pottage for the benefit of local families. The existing small open space facility is within the built up area of the village and the policy will have no environmental impact.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Policy 18 – Assets of Community Value

This policy proposes the designation by the local planning authority of Assets of Community Value under the Localism Act 2011. Each identified asset is considered to meet the criteria for inclusion on a list of those assets to which the Community Right to Bid applies.

The policy has a positive impact in respect of those proposed assets that are already designated heritage assets by providing a contingency for the future closure of their operations. This may prevent them falling into disrepair.

The option of not having a policy will result in less of an opportunity for the local community to have a contingency plan and so is assessed as a negative impact.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	0	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	+	-
14: Watercourses	0	0

Policy 19 - Traffic Management

This policy will enable traffic calming measures in the Parish to align with local priorities to reduce the speed of traffic and to improve the safety, appearance and efficiency of road and pedestrian space.

The policy accepts that car use in rural areas is necessary but seeks to manage the impact of that use on the local environment. The measures are likely to improve or install footpaths to encourage walking as well as reduce traffic speeds in busy locations.

The option of no policy would result in the opportunity to make a contribution to addressing climate change being lost.

Neighbourhood Plan SEA Objective	Policy Option	No Policy Option
2: Flood Risk	0	0
8: Climate Change	+	0
9: Biodiversity	0	0
10: Countryside	0	0
11: Historic Environment	0	0
14: Watercourses	0	0

Assessment Conclusion

The policy options chosen in the Neighbourhood Plan have been assessed as those, where genuine, plausible options were available, that achieved an appropriate balance between avoiding any significant environmental impact and meeting the strategic objectives of the Neighbourhood Plan.

In some cases, the location of proposed development adjoining the built up area boundary and/or in the High Weald AONB, will result in a relatively minor environmental impact. In all these cases, there is a strong policy justification for doing so and there are clear means proposed of minimizing and mitigating that impact.

The use of Community Right to Build Orders to implement the proposals for each of the key policies will enable their impact to be fully understood in detail and the mitigation solutions to be designed, consulted upon, examined and put to a referendum as integral features of the Neighbourhood Plan.

In all other cases, there are no measureable environmental impacts, for which there is existing data or will be future data to make a meaningful assessment. Where options have allowed for a choice in proposals, where relative impact may be judged, then in each case, the option chosen as sought to minimise impact within the constraints of other policy objectives.

10. The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the Neighbourhood Plan

The assessment indicates there are no significant environmental effects of the Plan. Those minor environmental effects of the Neighbourhood Plan will be addressed as identified above.

11. An outline of the reasons for selecting the alternatives dealt with

The two options selected as alternatives for the key policies of 2, 3 and 4 in the Neighbourhood Plan were intended to provide the local community with a genuine choice between two spatial plans and total quantum of housing.

The evidence base is not absolutely clear about these matters, hence the use of the Neighbourhood Plan to ascertain the local community's attitude to, and preferences for, development and to the ability of the Neighbourhood Plan to leverage the community benefits of development. The options therefore sought to set out how such benefits may be delivered through two different scales of housing development across the two largest settlements in the parish. There then followed other policies that are the direct consequence of those options and therefore specific only to one option.

Crucially, both options were considered to be in general conformity with the development plan and the NPPF. Options that resulted in significantly lower or higher numbers of homes would not have been plausible as they would likely not have been in general conformity with the development plan nor secure sufficient support at the referendum.

With all the other policies, where there were plausible options to assess, the conclusions reached in all cases was that the preferred options now proposed in the Neighbourhood Plan were those that would minimize environmental impact when considered alongside its strategic objectives. The social and/or economic value of some policies, and the need for the Neighbourhood Plan to pass a referendum to become adopted, required environmental objectives to be qualified.

12. A description of measures envisaged concerning monitoring

The Neighbourhood Plan proposes that the progress in its implementation will be assessed using the measures identified for each of its strategic objectives. These will be reported in the Mid Sussex Annual Monitoring Report. Similarly, its progress in respect of its SEA objectives may be assessed and reported in the same way.

APPENDIX C

COMMUNITY RIGHT TO BUILD ORDER NO.1

St.Martin Close/Coos Lane, Handcross

SEE SEPARATE DOCUMENT

APPENDIX D

COMMUNITY RIGHT TO BUILD ORDER NO.2

Handcross Community Centre

SEE SEPARATE DOCUMENT