

# 2014 - 2031 Slinfold Neighbourhood Plan

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Aerial photographs courtesy of Paul Armstrong, [www.picturesfromabove.co.uk](http://www.picturesfromabove.co.uk)

**June 2018**





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## Foreword

Welcome to the Slinfold Neighbourhood Plan (SNP) for the Parish of Slinfold.

This Plan is a commission from Slinfold Parish Council (SPC) which set up the Slinfold Neighbourhood Plan Working Group (SNPWG) to work with residents and local businesses to formulate a framework for the Parish and its evolution up to 2031.

Under the Localism Act, Parish Councils and Qualifying Bodies have been given powers to deal with the local issues of planning and help planning authorities understand these issues. In May 2014, the work of bringing together this document began in earnest with the designation of the Parish of Slinfold as an official Neighbourhood Plan Area by Horsham District Council (HDC).

But why do we need any housing? Practically every UK town and city is dealing with large scale housing schemes and Horsham is no exception. Expansion is well underway on the western side of the town, straddling the A24 and bringing Broadbridge Heath to Slinfold's doorstep.

There is an unsatisfactory inevitability that the number of homes required in the UK will continue to grow and the reasons for this are multiple and varied. The population continues to expand, people are living longer, getting divorced and people migrate towards popular countries and places. In the UK, the pressure on housing has been compounded because for the last 30 years when we should have been building upwards of 200,000 homes a year, we only built at times, less than half that amount, largely due to the reduction in building of council housing. There isn't much we can do about the need for housing but we do now have a chance to influence where this housing goes.

Each successive Government has chosen different ways to plan for housing growth and the current Government is using Localism, a bottom up approach. Local Authorities estimate their housing need and plan for it as opposed to being given a number to deliver by Central Government. When work started on the SNP, HDC had estimated its housing figure to be 13,000 for the period up to 2031 which is to be proportionately distributed across the District. This figure was found to be insufficient by the Planning Inspector and was subsequently increased to 16,000. The Horsham District Plan Framework (HDPF) was subsequently adopted by the Council in November 2015.

National policy specifies that Plans need to be brought forward 'positively' and for sites to be 'sustainable' defined by three crucial dimensions. Plans should support economic growth, protect the environment and deliver social benefits through a strong and healthy community. The SNP process has been highly iterative and has involved a vast amount of evidence and data gathering and surveys covering each of these areas.

Fundamentally the centre of the Village has the majority of the facilities particularly the school, shop, pub and bus stops and so the closer any development is to these key amenities, the more sustainable it is.





Our aims;

- Encourage development of quality services and business opportunities that meet the needs of the local community, and protect and enhance the historic and local rural environment.
- Provide new and diverse leisure and recreational facilities to promote engagement and well-being for all generations.
- Encourage new housing development that prioritises the needs of the community and supports the ethos of rural living.
- Retain the Village character with its individual vernacular, setting and green landscape.

In summary this Plan seeks to meet these aims through:

- The estimated Objectively Assessed Housing Need of the Parish (60-100 homes over the Plan period).
- The allocation of 5 sites for new housing to provide some 77 new homes.
- The identification of Local Green Spaces.
- Supporting the local economy.

Producing this Plan has taken an immense effort by a core group of volunteers who have steadfastly gathered evidence, presented this to the residents of the Parish and recorded and taken on board local people's views.

Along the path there have been challenges and at times, difficult decisions have had to be made and reviewed to ensure these decisions were the right ones. The final goal has always been to deliver a robust SNP that will stand the Parish in good stead until 2031.

Thanks are due to all those who have contributed in each and every way, from SNPWG members, to the residents of the Parish for diligently filling in forms at the many public consultations, and to our consultants and HDC for guiding us through this once-in-a-generation process.

Thank you for the use of aerial photographs to Paul Armstrong, [www.picturesfromabove.co.uk](http://www.picturesfromabove.co.uk)

Thank you.

**Ed Skeates**

**Chair, Slinfold Neighbourhood Plan Working Group**





**1. INTRODUCTION**

- 1.1. The Slinfold Neighbourhood Plan (SNP) has been prepared by Slinfold Parish Council (SPC) to influence and guide development in the Parish over the Plan period 2014-2031.
- 1.2. The SNP covers the whole of the Parish (see Figure 1). The area was designated on the 20th May 2014 by Horsham District Council (HDC) for the purposes of neighbourhood planning.

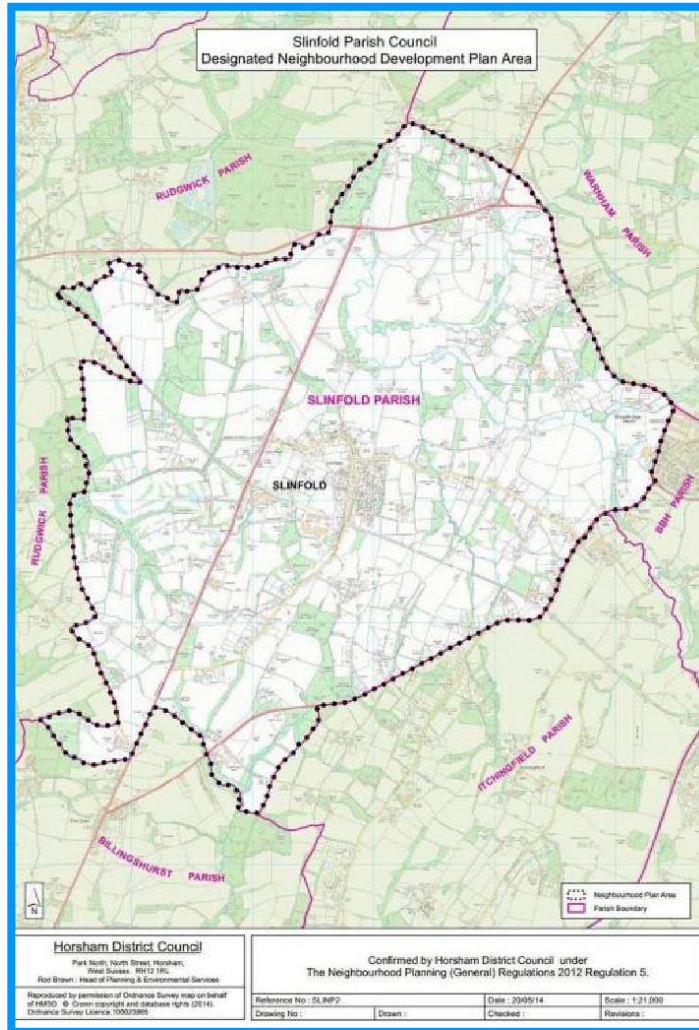


Figure 1: Designated Neighbourhood Plan Area

- 1.3. The Submission SNP has been prepared following extensive background work and public consultation. It has been prepared having regard to the Neighbourhood Planning (General) Regulations 2012, the National Planning Policy Framework (NPPF) and is in “general conformity” with the District’s adopted Development Plan Document, which, includes the Horsham District Planning Framework (HDPF).
- 1.4. The Submission SNP sets out the Vision for the Parish up to 2031, the Strategic Objectives, and the Policies and Aims which seek to influence and guide development in the area.





15. The Submission Version SNP will in due course be subject to an Independent Examination. If successful, the SNP will subsequently be subject to a Referendum before being “made” by HDC.

## Planning Context

16. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing Neighbourhood Plans. A Neighbourhood Plan establishes planning policies for the development and use of land, for example where new homes should be built and what they should look like. Neighbourhood Plans allow local people to influence the type of development for their area while contributing to the wider needs of the area.
17. The Government, through the NPPF advises:

*“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 Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan....Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans...should not promote less development than set out in the Local Plan or undermine its strategic policies”.<sup>1</sup>*

18. Neighbourhood Plans must be in “general conformity” with the strategic policies of the adopted development plan for the District. The relevant adopted Development Plan Document (DPD) of the District is the HDPF.
19. The HDPF sets out the strategic policies which the SNP must be in conformity with. It sets out the planning strategy for Horsham District (excluding South Downs National Park) to deliver the social, economic and environmental needs of the Plan area up to 2031. It sets out the policy framework and seeks to facilitate the delivery of 16000 new homes over the Plan period of which “at least” 1500 are to be delivered across the District through neighbourhood planning.

## Plan Preparation

- 1.10. Slinfold Parish was designated by HDC in May 2014 for the purposes of neighbourhood planning. Since then, extensive background work and stakeholder engagement has been undertaken to facilitate the production of the SNP that meets the needs of the Plan area and the aspirations of local stakeholders, whilst having regard to the constraints of the Parish.

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<sup>1</sup> see Paragraph 184 of the NPPF





- 1.11. Prior to formal designation, the SNPWG was formed. Shortly after formation, a public drop-in session was held in November 2013. This encouraged people to express their views on how they wished the Parish to develop, and to explain more about neighbourhood planning generally. A list of community aspirations was established out of feedback from this consultation.



Figure 2: Public consultation event

- 1.12. Further public consultation events were held in April 2015 to share information from land owners and developers with Parish residents.

These events were well attended with 260 people in attendance over Friday 17th April and Saturday 18th April 2015.

- 1.13. A further public consultation event was held on 29th May 2015 and the SNPWG also attended the School Fair to share information and answer questions on the emerging SNP.
- 1.14. Public exhibitions were held in November 2015 to highlight preferred sites and share information relating to the SNP proposed housing allocation.
- 1.15. Conclusions on the overall housing need in the Parish, the preferred sites to contribute to meeting this need, and the merit and selection of land to be designated as Local Green Space (LGS) was considered at a meeting of the Parish Council in December 2015.
- 1.16. The Pre-submission Plan was then subject to public consultation between 25 April 2016 and 06 June 2016. The Pre-submission Plan represented SPC's proposals on meeting the identified housing and infrastructure needs over the Plan period, whilst seeking to protect the important, high quality and historic landscape setting of the Parish.
- 1.17. The NPWG has reflected on comments received during the Pre-submission consultation period and considered appropriate amendments to the SNP. The NPWG has also undertaken further discussions with key statutory bodies.
- 1.18. The SNP has been amended as a result of public feedback and the advice of HDC. It continues to facilitate the delivery of housing to meet the identified housing need of the Parish whilst protecting the valued landscape of the area.
- 1.19. In light of HDC's advise the Submission Plan no longer seeks to allocate the Nowhurst business site or the Bridge House Equestrian site for residential uses.

## Plan Structure

- 1.20. In Chapter 2, the Plan sets out a description of the Parish today whilst Chapter 3 contains





the Vision for the area up to 2031 and the Strategic Objectives of the SNP. The policies are set out in subsequent chapters as follows:

- Chapter 4: Environment and Heritage
- Chapter 5: Housing
- Chapter 6: Economy
- Chapter 7: Transport
- Chapter 8: Community Infrastructure

121. Through public consultation, residents have expressed support for improvements to community facilities and transport management. Where issues are outside the remit of the policies of the SNP, these have been included as Aims to support the aspirations of the local community.

## Consultation

122. This Submission Plan and the accompanying Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment) have been approved by SPC to be submitted to HDC for a further period of public consultation for six weeks .
123. To submit representations on the SNP and/or the SA and for further information about the background to these documents and associated evidence base, please see [www.horsham.gov.uk](http://www.horsham.gov.uk)





## 2. PARISH PROFILE

21. Slinfold Parish is located west of both Horsham and Broadbridge Heath. It is bordered to the west and northwest by Rudgwick Parish, to the northeast by Warnham Parish, to the east by Broadbridge Heath Parish, to the southeast by Itchingfield Parish, and to the southwest by Billingshurst Parish.

22. It is a predominantly rural Parish, that in total extends to circa 16.95 sq kms (6.54 sq miles) with a population of some 2,055 people (2011 Census).



Figure 3: Aerial view of Village

23. Slinfold is located in the Low Weald and is characterised by a gently undulating landscape of fields and woodlands.

24. The primary settlement of the Parish is Slinfold Village which is located centrally

within the Parish area. The Village benefits from an historic centre, with modern residential development primarily to the south. To the southwest of the Village are two employment areas. A former railway line, now in use as a Public Right of Way (PRoW), known as the Downs Link, runs through the Parish in a broadly east-west direction, a short way to the south of the Village centre.

### Environment And Heritage

25. The landscape character of the Parish is reflective of the Low Weald. It is typically gently undulating with numerous watercourses.

26. The River Arun bisects the Parish and is bordered by floodplain pastureland with numerous small feeder streams giving rise to areas of wet woodland. These are principally the upper reaches of the River Arun and its associated tributaries, including North River. These typically flow from the north and east of the Parish in a west and south west direction.

27. Much of the area has a strongly rural character, although nearer the A29 road corridor there are some suburban influences. The Parish is largely under agricultural management, which typically comprises small irregular fields and pastures, interspersed with woodland, hedgerows and copses. Some former areas of farmland are



Figure 4: Aerial view of Village





Now given over to leisure pursuits the golf club and shooting grounds.

28. The Parish is rich in evidence of its past history. In the fifth and sixth centuries, groups of Saxon settlers on the coast used areas of the Weald to provide them with resources and it is believed people were living in the Parish by 1086. There is evidence of a number of manors within the Parish, each with farms surrounded by their own separately enclosed fields and connected by a network of footpaths. The building of the Church in the 12th Century encouraged development on the remaining common land to its south, whilst the Village area around the Church and along The Street was gradually developed through the 16th and 17th centuries.



Figure 5: Aerial view of Church and Village

29. The historic core of the Village is a designated Conservation Area. It includes a variety of building styles, materials and landscape features. The Church forms the focal point. To its north is the very rural area of Clapgate Lane; to the west,

development is low density with an abundance of open spaces and landscape features; and to the south is the higher density Village core. There are a number of important views of the landscape setting from within the Conservation Area that maintain the rural character of the area.

## Housing

210. The mid 18th century saw population expansion of the Parish and led to the subdivision of many existing properties. A more rapid expansion in the 19th century included the construction of a railway line and station. Between the two World Wars, there was little development in Slinfold. However, in the last half of the 20th century, the Village significantly expanded and increased almost ten-fold in size.



Figure 6 : Examples of housing types in Parish





211. The latest Census data shows that the total population of the Parish as at 2011 was 2,055. Of this:
- 20% were aged 0-17;
  - 29% were aged 18-44;
  - 31% were aged 45-64; and
  - 19% were aged 65 and over.
212. At the last Census, the Parish consisted of 819 dwellings, with 789 households (concentration of 2.6 people per household). This was an increase of 172 houses in the 10 year period from 2001. This includes the development of Six Acres, approved in May 2001 and comprising a total of 56 dwellings.

## Economy

213. The Parish has two main employment centres, both located on the southern fringes of Slinfold. These are the Spring Copse Business Park, located immediately south of the Downs Link and east of Stane Street (A29); and the Maydwell Avenue Business Park, located south of the Downs Link and west of the houses fronting Hayes Lane (accessed via Maydwell Avenue and its junction onto Stane Street (A29)).



Figure 7 : Business Park

214. In addition to this, the Parish also contains Nowhurst Business Park and business units at Clemsfold and Lower Broadbridge Farm. The Lyons Farm Industrial Estate is located on the eastern fringes of the Parish, close to the junction of Lyons Road with Five Oaks Road (A264). The Bramble Hill Farm commercial units are located on the southeastern edge of the Parish, on the north side of the A264, a short way southwest of its junction with Bashurst Hill. Collectively, these provide



Figure 8: Spring Copse



significant floor space, job opportunities and a range of employment types. The Parish also benefits from the existence of Sussex Healthcare which provides employment and staff accommodation for carers.

- 2.15. The Village Shop (incorporating the Post Office) and the Red Lyon Public House are located in the centre of the Village, and within the Conservation Area.
- 2.16. The 2011 Census revealed that the number of residents of working age (16-74) was 1,512. Of this figure, 983 (65.01%) were economically active, and 529 (34.99%) were economically inactive. Of those that were economically active, the split in roles were:
- 194 - employed part time;
  - 517 - employed full time;
  - 212 - self employed;
  - 36 - unemployed; and
  - 24 - economically active full time students.

## Transport

- 2.17. The Parish is well served by the road network. The A29 runs through the Parish in a broadly southwest northeast direction, from Billingshurst to where it meets the A281. The A281 runs through the northern end of the Parish in a broadly east-west direction, and connects Horsham and Broadbridge Heath with Guildford. The A264 runs northeast from Five Oaks to Broadbridge Heath and delineates the south east boundary of the Parish. The A24 lies a short way to the east of the Parish boundary, and runs from Worthing to the west of Horsham, and beyond to Dorking and Leatherhead. None of these roads run through the Village centre. As a result, the roads and lanes through the Village centre retain a rural character.

- 2.18. Two bus services serve the Village, and include bus stops outside and opposite the Red Lyon pub.

- Route 63: Horsham - Guildford (via Slinfold); runs hourly, Monday-Saturday with no Sunday service.
- Route 100: Horsham - Burgess Hill (via Slinfold); runs hourly, Monday-Saturday with no Sunday service.



Figure 9: A Village Road

- 2.19. The nearest railway stations are Christ's Hospital (4 miles) and Horsham (5 miles).
- 2.20. Fifty-two kilometres of public footpaths and bridleways cross the Parish; the most notable being a section of the Downs Link. This runs through the Parish in a broadly east-west direction, passing along the southern edge of the main built-up area of the Village, and



immediately to the north of the two main industrial areas. This PRoW is constructed on a former railway line and connects the North Downs Way at Guildford to the South Downs Way at Shoreham by Sea.

## Community Infrastructure

221. Whilst the Parish is rural, it nonetheless benefits from a range of community facilities.
222. Slinfold Village benefits from a Primary School, Village Hall, Village Shop (incorporating Post Office), Church of England Church, United Reformed Chapel, and Public House; together with recreation grounds incorporating sports pitches, sports



Figure 10: Slinfold Cricket Ground



pavilion, equipped children's play spaces and tennis courts.

223. The Parish also benefits from a wide range of sports and leisure clubs and societies.
224. A short way to the west of the Village and on the west side of Stane Street (A29) is the Slinfold Golf and Country Club.





### 3. VISION AND OBJECTIVES

#### Introduction

31. Early engagement with the local community through public consultation events and exhibitions enabled the collation of views from local stakeholders regarding the key issues affecting the Parish, its environment and community.
32. In light of the feedback received, the SNPWG established a Vision and set of Objectives which set out the aspirations for the Parish over the Plan period up to 2031.

#### Vision:

***Our vision is to ensure a sustainable rural community for everyone within the Parish, embracing the countryside whilst providing for the future.***

#### Strategic Objectives:

- 1 ***Protect and enhance the rural character, heritage assets and biodiversity of the Parish.***
- 2 ***Protect the identity of Slinfold and prevent coalescence with Broadbridge Heath.***
- 3 ***Ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.***
- 4 ***Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the built-up area.***
- 5 ***To retain the Parish's rural identity and protect its natural landscape.***
- 6 ***To enable local people to stay in the Parish throughout their lifetime and as their needs change.***
- 7 ***To ensure an adequate supply of affordable housing to meet the needs of the Parish.***
- 8 ***To maintain a strong community by ensuring a mix of home types and integration between different types and tenures of housing within the Parish.***
- 9 ***Encourage existing businesses to prosper and attract new businesses with high-quality employment opportunities.***
- 10 ***Encourage and support small businesses throughout the Parish, including home working.***
- 11 ***Promote the retention and development of community facilities and local services in the Parish.***
- 12 ***Improve highway safety.***
- 13 ***Ensure safe vehicular and pedestrian access and promote pedestrian safety.***
- 14 ***Increase the opportunities for residents and visitors to travel by sustainable non-car modes of transport.***
- 15 ***Maintain and improve the connectivity of Public Rights of Ways throughout the Parish.***







## 4. ENVIRONMENT AND HERITAGE

### **Objectives:**

- 1 Protect and enhance the rural character, heritage assets and biodiversity of the Parish.**
- 2 Protect the identity of Slinfold and prevent coalescence with Broadbridge Heath.**
- 3 Ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.**
- 4 Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the built-up area.**
- 5 To retain the Parish's rural identity and protect its natural landscape.**

## INTRODUCTION

- 4.1. The Parish is located within a high quality, predominantly rural, Low Weald landscape. The built-up area of the Village of Slinfold includes a Conservation Area containing numerous Listed Buildings. It is important that the environment and heritage assets of the Parish are protected over the Plan period.

Aim 1: Preventing Coalescence between Slinfold and Broadbridge Heath.

- 4.2. The primary settlement of the Parish is Slinfold Village which is located broadly centrally within the Parish area. The eastern approach to the Village along Lyons Road retains a rural character, bordered by farmland and the River Arun valley to the north, with fields and woodland leading to the Downs Link to the south.
- 4.3. One of the distinctive features of the Village is its setting, and visual connectivity with the surrounding countryside. The landscape forms an intrinsic part of the character and setting of the Village and provides informal and formal recreational opportunities for the community.
- 4.4. To the east of the Parish is Broadbridge Heath, and beyond this, Horsham. The recent expansion of these areas has involved the housing development and associated infrastructure of Wickhurst Green. This has a substantial urbanising character which has the potential to undermine the rural character of Slinfold Parish, and the rural setting of the Village.
- 4.5. Protecting the separate identity of Slinfold is a key objective of the SNP. It is considered important to ensure the spacing, openness and rural character of the Parish between the Village and the adjoining urban areas are retained and protected. This will be achieved by offering full support to Horsham DC in implementing HDPF Policy 27.





### **Aim 1: Preventing Coalescence between Slinfold and Broadbridge Heath**

**Protecting the separate identity of Slinfold is a key community aim of the SNP. It is considered important to ensure the spacing, openness and rural character of the Parish between the Village and the adjoining urban areas are retained and protected. This will be achieved by offering full support to Horsham DC in implementing HDPF Policy 27.**

#### Policy 1: Conservation Area

46. Slinfold has been described in various sources as ‘the quintessential English Village’.
47. The designated Conservation Area is at the heart of the Village. It is the historic core of the Village and contains twenty-one Grade II Listed Buildings.
48. The Conservation Area is principally focussed on “The Street”. To the west it includes Old House Farm and Hall Land. From this point, it runs in an easterly direction and includes the Primary School (not Listed) and St. Peters Church, before turning south to include the Red Lyon Public House, an historic K6 red telephone kiosk, Slinfold Stores, Little Hammers and Forge House. It ends a short way to the south of



Figure 11: Conservation Area

the junction of The Street, with Lyons Road and Hayes Lane. Within the Conservation Area there are at least three listed properties that date back to the 1500s: Chewton; Collyers; and Little Hammers; while Old House Farm dates from the 1600s. The site of the church dates back to 1190.

49. There are numerous important views into and out of the Conservation Area, particularly from the open rural land to the south, known as “The Central Fields” (this area is shown as Common Land on the Tithe map of 1843). Views from The Street, and to the north and north-east of the Parish Church are also valued locally. These areas are important in defining the rural setting and wider character of the Conservation Area. In addition, there are important views of the Conservation Area gained from the extensive network of ProW’s in the area.



- 4.10. The Slinfold Conservation Area Leaflet states<sup>2</sup>: “*The fields directly abutting the Conservation Area should be preserved as they reflect the original form of the area which dates from before the 12th Century. The 1843 Tithe Map shows there has been little change to the land around the Conservation Area and this should continue to be respected. The loss of these fields to development would not preserve or enhance the area’s special character.*”



Figure 12: Aerial view of Conservation Area

- 4.11. The NPPF makes clear that Conservation Areas and Listed Buildings are ‘heritage assets’ and are an irreplaceable resource that should be conserved in a manner appropriate to their significance<sup>3</sup>. It notes that they can be harmed by alteration or destruction of a heritage asset, or by development within its setting<sup>4</sup>.
- 4.12. SPC recognises the importance of heritage assets and the contribution they make to the quality of the area, in terms of local character and distinctiveness, and their associated cultural, economic and environmental benefits. Protecting heritage assets is a key objective of the SNP.

### **Policy 1: Conservation Area**

**Development proposals within or affecting the setting of the Slinfold Conservation Area must pay special regard to preserving and/or enhancing its character or appearance.**

**Special regard must also be paid to the setting of the Conservation Area.**

<sup>2</sup> Slinfold Conservation Area, Conservation and Design Advice Leaflet No.2

<sup>3</sup> see Paragraph 126 of the NPPF

<sup>4</sup> see Paragraph 132 of the NPPF





## Policy 2: Protection of Local Green Spaces

- 4.13. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection, green areas of particular importance to them.<sup>5</sup> By designating land as LGS, local communities are able to rule out development other than in very special circumstances.
- 4.14. The NPPF notes that LGS designation will not be appropriate for most green areas or open space. It further notes: “*the designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in character and not an extensive tract of land.*”<sup>6</sup>
- 4.15. Having regard to these criteria, it is considered that there are a number of green spaces in the Parish that meet this test and merit special designation and protection. SPC have identified 6 areas within the Parish where they wish to protect the special qualities of that area. Proposals will be resisted which conflict with the designation unless they are deemed to complement the purpose of the designation.

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<sup>5</sup> see Paragraph 76 of the NPPF

<sup>6</sup> see Paragraph 77 of the NPPF





## **Policy 2: Protection of Local Green Spaces**

The SNP designates the following locations as Local Green Spaces (as identified on the Policies Map):

1. LGS4: Land by Stone Cottage (PDS 3: LGS4);
2. LGS5: Land fronting Lyons Close; (PDS 3: LGS5) and
3. LGS6: Lowfield Green (PDS 3: LGS6).

Development proposals which conflict with the purpose of this designation, will be resisted in these areas unless they:

- i. Complement the purpose of the designation;
- ii. Are ancillary to the use of the land for a public recreational purpose; or
- iii. Are required for a statutory utility infrastructure purpose.

## Policy 3: Green Infrastructure

4.16. The NPPF defines 'green infrastructure' as a *"network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities"*.<sup>7</sup>

4.17. Within the Parish, green infrastructure includes woodland and hedges, parks and open spaces, recreational space, watercourses, PRow's, tree lined streets and aged or veteran trees<sup>8</sup>. The Parish's green infrastructure enhances the visual



Figure 13: Aerial view of Parish

appearance of the area; provides access for residents to sport, recreation and quiet enjoyment; connects networks for wildlife; helps to reduce flood risk; and facilitates non-car modes of travel.

<sup>7</sup> see Annex 2 of the NPPF

<sup>8</sup> defined Annex 2 of the NPPF



- 4.18. The Parish's benefits from numerous pockets of defined Ancient and Semi-Natural Woodland. These include but are not limited to Town House Cope, Theale Copse, Birch Copse, Rogerspool Copse, Timehill Cope. It also benefits from Slinfold Stream and Quarry Site of Special Scientific Interest and has a number of watercourses that run through it including the upper reaches of the River Arun.
- 4.19. Well managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health, economic competitiveness and greater attractiveness to tourists.
- 4.20. The SNP seeks to both conserve and enhance existing green infrastructure assets, and ensure new development contributes to the enhancement of this network. In addition, the SNP supports the maintenance and connectivity of PRow's through Aim 3: Public Rights of Way.

### **Policy 3: Green Infrastructure**

**Development proposals will be supported, where they protect and retain and, wherever possible, enhance the following green infrastructure and valued landscape features of the Parish;**

- 1. The Downs Link;**
- 2. Public Rights of Way and their settings;**
- 3. Hedgerows;**
- 4. Copses and woods, including ancient woodlands and orchards; and**
- 5. River corridors.**

**SNP supports the maintenance and connectivity of Public Rights of Way through Aim 3 of the Plan.**

### **Policy 4: Conserve and Enhance Biodiversity**

- 4.21. The Parish is predominantly rural in character and in parts rich in biodiversity. As noted above, it includes the designated Slinfold Stream and Quarry Site of Special Scientific Interest. There are numerous pockets of defined Ancient and Semi Natural Woodland.
- 4.22. The SNP seeks to ensure the protection and, where possible, enhancement of the Parish's ecological assets. These include (but are not limited to) Bluebell Woods, Holmbush Manor Farm Meadow, Smithwood and Tittlesfold Copses, Rookery Wood, Slinfold stream and quarry.





#### **Policy 4: Conserve and Enhance Biodiversity**

Development proposals, which aim to conserve and enhance biodiversity, will be supported. In conserving and enhancing biodiversity proposals should:

1. Conserve designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands;
2. Preserve ecological networks, and the migration and transition of flora and fauna;
3. Protect aged or veteran trees;
4. Preserve, restore and re-create wildlife habitats/species;
5. Follow best practice in Sustainable Drainage techniques; and
6. Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:
  - i. The reason for the development clearly outweighs the need to protect the value of the site; and,
  - ii. That appropriate mitigation and compensation measures are provided.





## 5. HOUSING

### **Objectives:**

- 1. To retain the Parish's rural identity and protect its natural landscape.**
- 2. To enable local people to stay in the Parish throughout their lifetimes and as their needs change.**
- 3. To ensure an adequate supply of affordable housing to meet the needs of the Parish.**
- 4. To maintain a strong community by ensuring a mix of home types and integration between different types and tenures of housing within the village.**

### Introduction

- 5.1. The census data from 2011 indicated that the population of the Parish was 2,055 persons; an increase of 408 (20%) from the 2001 census.
- 5.2. The HDPF seeks to deliver 16,000 new homes across the District by 2031, with strategic growth allocated in the main settlements of North Horsham, Southwater and Billingshurst. It also sets out that "at least" 1500 homes are to come forward through neighbourhood plans in accordance with the settlement hierarchy.
- 5.3. Slinfold is classified in the HDPF as a "medium Village"<sup>9</sup> having a "moderate level of services and facilities and community networks, together with some access to public transport".
- 5.4. SPC supports the delivery of housing to meet identified needs, including affordable housing, (where possible and in line with Government Guidance), and in locations that respect and



Figure 14: Examples of housing in the Parish

have regard to the environmental and character constraints of the Parish. The SNP therefore seeks to positively contribute to the delivery of housing within the District.

### Housing Need

- 5.5. The NPPF encourages plan makers to positively seek opportunities to meet the development needs of their area.<sup>10</sup>

<sup>9</sup> Policy 3: Development Hierarchy.

<sup>10</sup> see paragraph 17 of the NPPF.





- 5.6. As an intrinsic part of the preparation of the SNP, a detailed assessment has been undertaken of the number of new homes that need to be delivered in the Parish over the Plan period, up to 2031.
- 5.7. A Parish based Housing Needs Assessment was produced in May 2015 and updated in December 2015. The Assessment applied various methodologies to calculate housing need, using data from a variety of sources including the Office of National Statistics. The methodologies were blended to create multiple housing need scenarios and produced a range of housing requirements as set out in the Parish's Housing Need Needs Assessment.
- 5.8. In order to meet the identified housing need, an assessment has been undertaken of an extensive range of candidate sites, identified by landowners and their agents through a "call for sites" and other known sources such as the District's Strategic Housing and Economic Land Availability Assessment (SHELAA).
- 5.9. Each site has been assessed to identify those which are not suitable when assessed against the three criteria of sustainable development (economic, environmental and social).
- 5.10. A total of 5 sites have been identified to facilitate the delivery of housing. Collectively the allocations will deliver new housing numbers (some 77 dwellings) toward the upper end of the identified range of housing need.
- 5.11. In addition to the site allocations, additional housing is likely to come forward over the Plan period on unidentified "windfall" sites. These are likely to predominantly come forward within the defined built-up areas of the Village, as well as through the conversion of rural buildings.
- 5.12. It is considered that windfall development, together with allocated sites is likely to deliver a total number of new houses over the Plan period towards the top end of the range of identified housing need (60-100 dwellings).

#### Policy 5: Development Principles

- 5.13. The Parish is locally distinctive for its rural and historic setting. The built form of the Parish is reflective of the area's history and its evolution. No one period, style or design is dominant in Slinfold but there are repetitions of several local themes.
- 5.14. This lack of uniformity is part of what gives Slinfold its charm and creates a positive character. New development should therefore be designed to respect and respond to the character of the surrounding area while respecting local density and layout.
- 5.15. The Slinfold Parish Design Statement (July 2006) supports Policy 6: Development Principles and provides further guidance on how SPC wishes development to reflect local characteristics.





### **Policy 5: Development Principles**

**Development proposals which seek to respect the design, density and layout of the surrounding area as detailed in the Slinfold Parish Design Statement will be supported.**

### Policy 6: Housing Mix

5.16. The 2011 census data indicates a total of 1,851 persons lived in 789 households in the Parish, providing an average household size of 2.35 persons.

5.17. The data also revealed a range in the size of households of:

- 28% are 1 person households;
- 38% are 2 person households;
- 15% are 3 person households;
- 15% are 4 person households; and
- 5% are 5 person or more households.



Figure 15: Examples of housing mix in Parish

5.18. This demonstrates that the predominant household size is 3 person or less (81% of all households). Whilst this does not necessarily automatically translate into a demand for 1, 2 and 3 bedroom properties (as some smaller households may wish to have additional bedrooms for use as study/ spare room etc), it does indicate that the demand from the resident population is likely to be more toward medium sized properties, rather than larger properties.

5.19. HDC in partnership with Crawley Borough Council have released a Market Housing Mix Report (dated November 2016). The Study confirms a lack of one bedroom properties in the district along along with a need for smaller homes.

5.20. Public consultation in April 2015 highlighted local preference for single person properties and 3/4 bedroom homes. Reflecting the imbalance of supply and demand, it is considered appropriate to seek new residential development to provide a mix of housing types.



521. Support will therefore be offered to developments which seek to contribute to the demand for 1, 2, 3 and 4 bedroom dwellings. This will serve to ensure that the needs of all sizes of households can be met in future developments.

### **Policy 6: Housing Mix**

**Housing developments which provide a suitable mix of one, two, three and four bed dwellings will be supported. This also includes centrally located level sites suited to older residents**

### Affordable Housing

522. In addition to housing size, it is considered important to ensure new housing is delivered in conjunction with the provision of affordable housing. It is a key requirement of future housing development within the Parish to ensure that the needs of all sectors of the community can be met. This includes those unable to afford to buy or rent on the open market.
523. In this regard it is noted that Policy 16: Meeting Local Housing Needs of the HDPF seeks the provision of affordable homes, in compliance with the tiered thresholds and targets that are identified in the Policy. The SNP is mindful of recent changes to Government guidance in relation to affordable housing thresholds. SPC acknowledge the Ministerial Statement is a material consideration. SPC support the application of Policy 16 in conjunction with new housing development in the Parish.

### Policy 7: East of Hayes Lane

524. The site East of Hayes Lane is bordered to the north and west by the existing built-up area boundary. There are residential properties on the west side of Hayes Lane. Bordering the northern boundary is the Downs Link, beyond which are further residential properties.
525. The site currently comprises agricultural land, which is in part covered by self seeded scrub and trees. There is hedging and trees to all boundaries which help screen the site from the surrounding countryside.
526. The site has been subject to previous planning applications. The SPC has been mindful of the outcome of the Planning Officer's report on the most recent application (DC/15/0591). Whilst this application was refused, the principle of development of this site was established and supported by HDC.
527. In light of the Council's position on this site, it is considered that residential development on this site should positively respond to the prevailing linear character of housing on the west side of Hayes Lane. It should also retain existing mature trees and hedgerows and protect





and enhance biodiversity.

**Policy 7: East of Hayes Lane**

**Residential development at PDS8: East of Hayes Lane will be supported where:**

- 1. The design positively responds to the prevailing character of the surrounding area (i.e. a linear proposal which mirrors that on the opposite side of Hayes Lane);**
- 2. The houses are no more than two and a half storeys in height to reflect the local vernacular;**
- 3. Proposals allow for the retention of existing mature trees and hedges;**
- 4. Proposals include an appropriate buffer to enable and improve access to the Downs Link; and**
- 5. Proposals seek to conserve and enhance biodiversity and existing ecological networks.**

**Policy 8: Crosby Farm**

528. The site Crosby Farm is bordered to the west by the existing built-up area of the Village. To the south is the cricket pitch, whilst to the north and east is agricultural land.
529. The site is currently laid to grass with two agricultural buildings in the northeast corner. North of these are former agricultural buildings of traditional form, which have been converted to commercial re-use. The site boundaries are typically defined by hedging. Land and buildings to the west of the site are within the designated Conservation Area.
530. It is considered that the site is suitable for residential development together with the provision of a new cricket pavilion and associated car park on the southern edge of the site to serve the adjacent sports pitch.





531. It is considered the northern and western boundary planting should be retained and new eastern boundary planting provided. The development should respect the setting of the Conservation Area.

### **Policy 8: Crosby Farm**

**Residential development at PDS10: Crosby Farm will be supported where:**

- 1. The design positively responds to the prevailing character of the surrounding area;**
- 2. The houses are no more than two storeys in height to reflect the local vernacular;**
- 3. Proposals allow for the retention of existing mature trees and hedges;**
- 4. Proposals creates Public Rights of Way to link the site to existing Public Rights of Way; and**
- 5. The site facilitates the development of a new cricket pavilion**

### **Policy 9: West of Spring Lane**

532. The site West of Spring Lane is bordered to the north by the built-up area boundary comprising residential properties that front Park Street. To the east is Spring Lane beyond which is the dwelling Amber Field. To the south and west is undeveloped land. The site is bordered by trees and hedgerows and is laid to grass.
533. It is considered that the site is suitable for low density residential development. Integral to this is the need for the design to respect and positively respond to the rural context of the site.
534. Proposals should allow for the retention of existing mature trees and hedges. Furthermore, a landscape buffer should be provided to protect the character of the area. A landscape buffer along the eastern boundary will ensure the protection of the character of Spring Lane. In addition to the landscape buffer, Aim 4: Quiet Lanes, offers support for Spring Lane to be designated as a "Quiet Lane".





- 5.35. Access to the site is to be from the north east of the site, whilst respecting the residential amenity of adjoining occupiers.

### **Policy 9: West of Spring Lane**

**“Residential development at PDS11: West of Spring Lane will be supported where:**

- 1. The design positively responds to the prevailing character of the surrounding area;**
- 2. The houses are no more than two storeys in height to reflect the local rural vernacular;**
- 3. Proposals allow for the retention of existing mature trees and hedges;**
- 4. A suitable landscape buffer seeks to protect the character of the area particularly on the eastern side of the site along Spring Lane;**
- 5. Access is to be gained from the northern part of Spring Lane; and**
- 6. Proposals include open space on the southern part of the site.**

### Policy 10: The Cobblers

- 5.36. The Cobblers site is located a short way to the south of the junction of The Street, Lyons Road and Hayes Lane, and is within the defined built-up area of the Village. It currently comprises residential units with a single storey garage compound. Vehicular access is available both from Hayes Lane and Greenfield Road. The Conservation Area adjoins the northern boundary of the site.
- 5.37. Proposals to upgrade or replace the living accommodation of the existing units (which are marketed to 55 year olds) will be supported. Support is also offered for the development of additional units on the site which are likely to have a focus on the provision of housing for the elderly.
- 5.38. Integral to this is the need for the design to positively respond to the prevailing character of the area, having particular regard to the proximity of the Conservation Area. In addition, it is recognised that there is a desire in the community for the Scout Hut facilities to be upgraded. It has been clear during the preparation of this plan that there is potential for a scout hut to be provided on a number of sites around the village. This policy therefore seeks to ensure that the Scout Hut can be replaced at this location if no other suitable site comes forward.





### **Policy 10: The Cobblers**

**Residential development at PDS12: The Cobblers, Hayes Lane will be supported where:**

- 1. Proposals facilitate the upgrade or replacement of the existing 17 units;**
- 2. Proposals demonstrate that special regard has been had to preserving and enhancing the character of the adjacent Conservation Area;**
- 3. A suitable mix of dwelling types and sizes to meet the needs of current and future households is provided, with a focus on the elderly;**
- 4. Proposals allow for the retention of existing mature trees and hedges; and**
- 5. Proposals include a replacement scout hut if no alternative provision can be made elsewhere.**





## 6. ECONOMY

### **Objectives:**

- 1 Encourage existing businesses to prosper and attract new businesses with high-quality employment opportunities.**
- 2 Encourage and support small businesses throughout the Parish, including home workers.**
- 3 Promote the retention and development of local services in the Parish**

### Introduction

61. Slinfold Parish is located within a part of West Sussex that has generally high employment levels. The Parish has two main employment centres, both located on the southern fringes of the Village with direct access from the A29. These are the Spring Copse Business Park and the Maydwell Avenue Business Park.

62. There are also additional sites containing small business units at Clemsfold, Lower Broadbridge Farm, Lyons Farm Industrial Estate and Bramble Hill Farm. Collectively these commercial areas provide significant floor space, job opportunities and a range of employment types.



Figure 16: Business Park

63. HDC is in the early stages of preparing a Site Allocation Development Plan Document (DPD). SPC has been advised that the DPD will primarily focus on the allocation of gypsy and traveller sites. The District Council has advised SPC that Nowhurst Business Park is considered to be a strategic employment site, i.e the provision of business use on this land would offer more than local employment provision. HDC has advised that Officers intend to recommend the allocation of Nowhurst Business Park for employment use in the Site Allocation DPD (and/or a review of the Local Plan). For these reasons, SPC has agreed the future of the site is best considered through a District level Development Plan Document.

### Policy 11: Existing Employment Centres

64. SPC wish to continue to support economic activity and growth in the Parish. This is an integral component of sustainable development and positively contributes to a healthy, viable community. On this basis, it is considered appropriate to seek to protect the employment centres from alternative, non commercial re-use.





### **Policy 11: Existing Employment Centre**

**Development proposals which seek to maintain or enhance the existing employment centres at Nowhurst Business Park, Maydwell Avenue, Spring Copse, Lyons Farm and Bramble Hill (as identified on PDS 13: Existing Employment Centre) will be supported subject to no unacceptable impact on highway safety and local amenity.**

### Policy 12: Economy and Enterprise

65. The local economy, in a predominantly rural Parish like Slinfold, is in part dependent upon small scale businesses. SPC wish to support small scale businesses (i.e up to 1000 sqm) which have the potential to positively contribute to the local economy.

### **Policy 12: Economy and Enterprise**

**Proposals which enable the development or enhancement of small scale businesses will be supported where schemes:**

- 1. Are within the built-up area boundary; or**
- 2. Are contained within existing buildings; or**
- 3. Are on previously developed land, or**
- 4. Are in appropriate locations in the countryside.**

**In addition, proposals will be supported where:**

- 5 Development does not involve the loss of dwellings;**
- 4. They are in keeping with the character and vitality of the local area;**
- 5. They respect residential amenity; and**
- 6. Would not have unacceptable impacts on the local road network.**

### Aim 2: Super-fast Broadband

66. SPC recognises the economic and social benefits of high speed broadband. SPC wishes to support technology improvements which could bring high speed broadband to the Parish, subject to protecting the character and visual amenity of the area.





**Aim 2: Super-fast Broadband**

Proposals to provide access to a super-fast broadband network to serve the Parish will be supported.

The location and design of any above-ground network installations shall be sympathetically chosen and designed to not adversely affect the character of the local area.





## 7. TRANSPORT

### Objectives:

- 1 **Improve highway safety.**
- 2 **Ensure safe vehicular and pedestrian access and promote pedestrian safety**
- 3 **Increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.**
- 4 **Maintain and improve the connectivity of Public Rights of Way throughout the Parish.**

### Introduction

7.1. There are three main roads which run through the Parish. The A29 (Stane Street) which runs north south; the A264 which run southwest to northeast; and the A281 which runs predominantly east west. None of these roads run through the Village centre. As a result, the roads serving the main built-up area typically retain a rural character.

7.2. The Parish benefits from a public bus service but there is no railway station. There is an extensive PRoW network throughout the Parish and this includes the Downs Link.

7.3. Delivering improvement to the existing transport network and associated public transport services, generally lies outside the



Figure 17: Aerial view of Village road network

scope of the SNP, and is reliant on other organisations. However transport issues and measures to improve existing deficiencies are supported by the Parish Council and are therefore included within the Plan.

### Aim 3: Village Centre

7.4. During public consultation exercises, concern was expressed by local residents at the speed and volume of vehicular traffic in the centre of Slinfold village.

7.5. The SNP therefore seeks to support measures which would positively benefit traffic management in the Village centre.

**Aim 3: Village Centre**

**Proposals that seek to control and limit the volume and speed of vehicular traffic through the centre of Slinfold Village in the interests of highway safety; protection of heritage assets and their setting; and amenity, will be supported.**

## Aim 4: Public Rights of Way

- 7.6. The Parish is relatively well served by footpaths and other PRowS. The West Sussex Literary Trail and the Downs Link cross the Parish. The Downs Link runs through the heart of the Parish and is used by both residents and visitors. SPC supports improvements to public pathways which would increase their accessibility.

**Aim 4: Public Rights of Way**

**Proposals that provide measures to maintain and improve the connectivity of the Public Rights of Way throughout the Plan area will be supported.**

## Aim 5: Quiet Lanes

- 7.7. Quiet Lanes are defined as ‘minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles’<sup>11</sup>. Quiet Lanes can contribute towards developing integrated transport systems through helping to broaden travel choice by making journeys easier on local lanes by any mode of transport, i.e. giving people the choice to leave their cars at home. Quiet lanes can also contribute to improving the safety and the quality of life for residents in rural areas.
- 7.8. SPC wishes to support the designation of Quiet Lanes by the Highway Authority in the Parish. It is considered that designation of Spring Lane, Clapgate Lane (between The Street & Ironwood House) and Hayes Lane (between the Downs Link and the A29) would be justified and benefit from such a designation.

<sup>11</sup> West Sussex Transport Plan 2006-2016



**Aim 5: Quiet Lanes**

The Parish Council support the designation (by the Highway Authority) of the following lanes as 'quiet lanes':

- a Spring Lane;
- b Clapgate Lane (between The Street and Ironwood House); and
- c Hayes Lane (between the Downs Link and the A29).

The Parish Council support the designation of 'quiet lanes' to prevent the lanes being dominated by vehicles. The Parish Council, however, acknowledges the lanes need to operate as public highways.

**Aim 6: Off Street Parking**

- 7.9. SPC wishes to support development proposals which seek to provide adequate off-street parking to meet the needs generated by development.

**Aim 6: Off Street Parking**

Proposals for development within the Parish which provides off-street parking to meet the needs generated by development will be supported.

**Aim 7: Public Transport**

- 7.10. The Parish is served by two bus services which are routed through the Village centre and by other less frequent services which are not routed through the Village centre. SPC wishes to support measures which seek to explore opportunities to improve public transport within the Parish. This includes those more rural parts of the Parish.

**Aim 7: Public Transport**

Proposals will be supported that provide measures to improve public transport facilities serving the Parish.





## 8. COMMUNITY INFRASTRUCTURE

**Objective:**

1. **Promote the retention and development of community facilities and local services in the Parish.**

### Introduction

81. Community infrastructure is critical to the well-being of all residents of the Parish. Ensuring adequate provision, in locations that are readily accessible to the community, is fundamental to the local quality of life. It includes open space, recreation facilities, local community facilities, education provision and services.

82. Ensuring the delivery of adequate infrastructure often lies outside the scope of the SNP, and is reliant on other organisations. However, insofar as this Plan can, control will be exercised, and support offered, for the provision and retention of necessary community infrastructure both in terms of timing and quality.



Figure 18: Village Hall

### Policy 13: Community Facilities

83. The Parish benefits from a range of community facilities. These include, but are not limited to the Village Hall, Primary School, Shop, including Post Office, Public House, Church and Chapel.

84. SPC seeks to resist the loss of these facilities; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

#### **Policy 13: Community Facilities**

**Development proposals which result in the net loss of community facilities will not be supported.**

**Development proposals for the alteration and/or replacement of community facilities will be supported where:**



1. Where feasible, equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs;
2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility;
3. Facilities are easily accessible for the benefit of the community;
4. There is no adverse impact on local amenity; and
5. Heritage assets and their setting are protected.

#### Policy 14: Open Space

85. The NPPF (Annex 2) defines open space as “*all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity*”.

86. This definition is considered to include, but not be limited to, formal space such as sports pitches and tennis courts etc, informal space, such as parkland, and children’s play space, including equipped areas.



Figure 19: Parish tennis courts

87. Individually and collectively, these areas offer important opportunities for sport and

recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.

88. The Parish benefits from a range of such open space. SPC therefore seeks to resist the loss of existing open space. Where such loss is unavoidable, SPC will seek to secure compensatory mitigatory provision. Furthermore, it is considered that development proposals should include the provision of open space within schemes, to the extent necessary to meet its resultant need.



### **Policy 14: Open Space**

Development proposals which result in the net loss of open space will not be supported.

Development proposals for the replacement of open space will be supported where:

1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs;
2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing space;
3. Facilities are easily accessible for the benefit of the community as a whole; and
4. There is no adverse impact on local amenity.

### Aim 7: School Provision

- 8.9. The Parish contains one co-educational primary school which is situated in the centre of the Village next to St. Peter's Church. There is also a Pre-School associated with this school.
- 8.10. The Parish Council seeks the provision of housing development to be delivered



Figure 20: Parish Primary School

subject to there being adequate capacity within the Primary School. This is considered to be of key importance to enable the local resident community to have access to the local educational facility, in the interest of social cohesion, and in minimising car journeys and traveltimes.

### **Aim 8: School Provision**

**New housing development within the Parish will be supported, subject to compliance with other policies in the Plan, and where there is satisfactory capacity at local schools, including Slinfold Primary School for the needs generated by the development.**





## Policy 15: School Provision

- 8.11. Where there is a need to expand existing facilities at Slinfold Primary School, this will be supported in principle. Given the School's close proximity to St. Peter's Church and its location within the Conservation Area and centre of the Village, it is considered important to ensure any future development plans respect and have regard to the heritage asset and its setting including local amenity.

### **Policy 15: School Provision**

**Proposals for the provision of new buildings and facilities at Slinfold Primary School will be supported where:**

- **Built form is contained within the defined built-up area boundary;**
- **Proposals protect heritage assets and their setting; and**
- **Impact on local amenity is acceptable.**





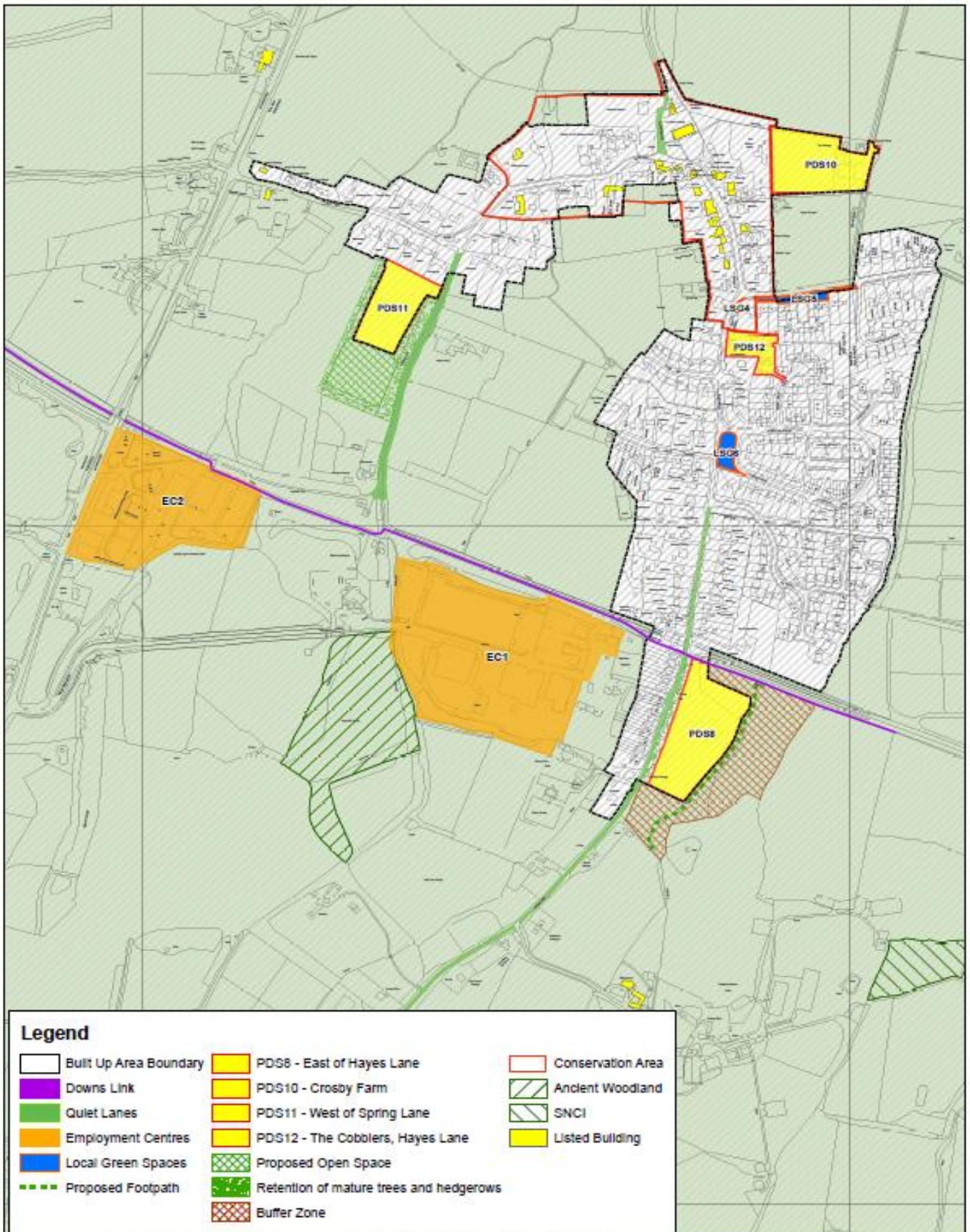
## 9. IMPLEMENTATION AND DELIVERY

91. The SNP will provide a long- term planning framework for the Parish. Once “made” by HDC, it will become part of the Development Plan for the District. It will be used to guide development in the Parish up to 2031. The policies of the Plan will provide the framework against which future applications in the area will be assessed.
92. Once part of the Development Plan Document for the District, it is envisaged HDC will monitor the effectiveness of the SNP to ensure the effective delivery of it's Strategic Objectives.
93. With respect to infrastructure delivery, HDC has set out the District's infrastructure requirements in the Infrastructure Delivery Plan (IDP). This background evidence base document will be used to support the District Council's work on the introduction of the Community Infrastructure Levy (CIL). The Parish's infrastructure needs will dovetail with the District's IDP and feed into the CIL.
94. HDC are progressing the implementation of CIL. At this time, it is envisaged the CIL charging schedule will be effective from October 2017. In the meantime, infrastructure facilities and services directly required by the allocations set out in this Plan will be funded through financial contributions and will be negotiated by HDC via S106 agreements and/or CIL.





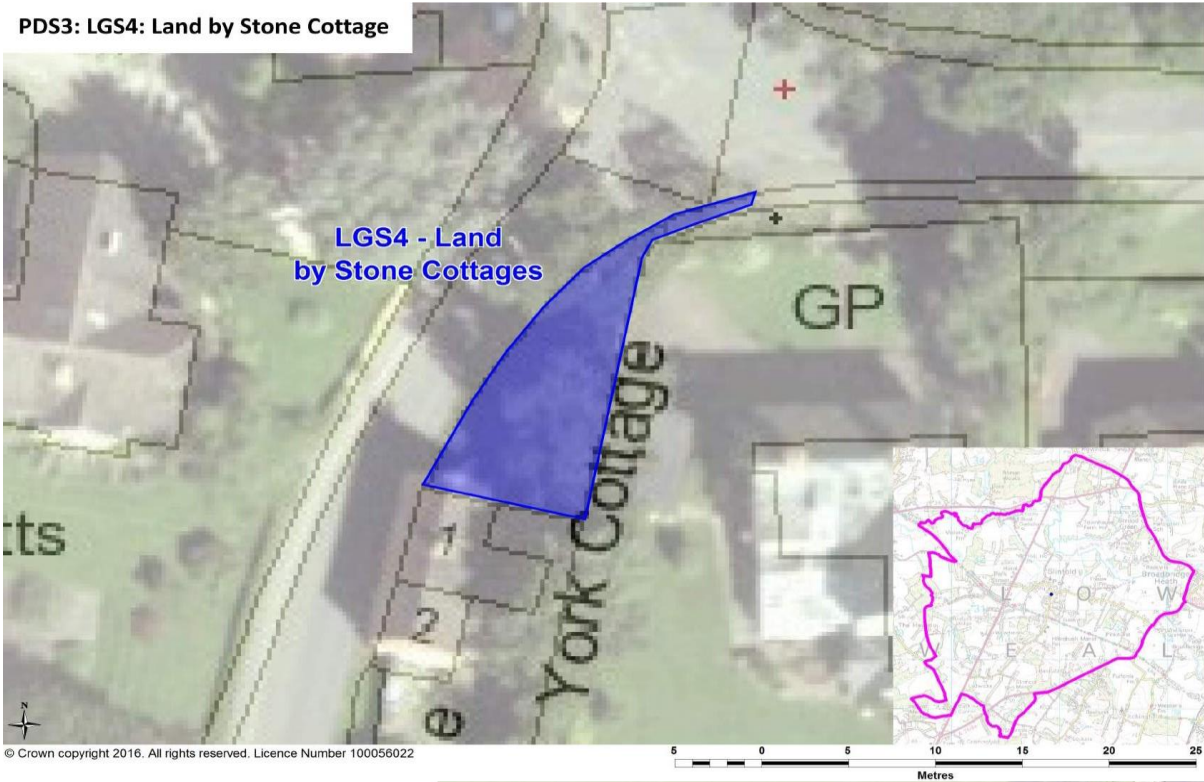
## 10. POLICES MAP



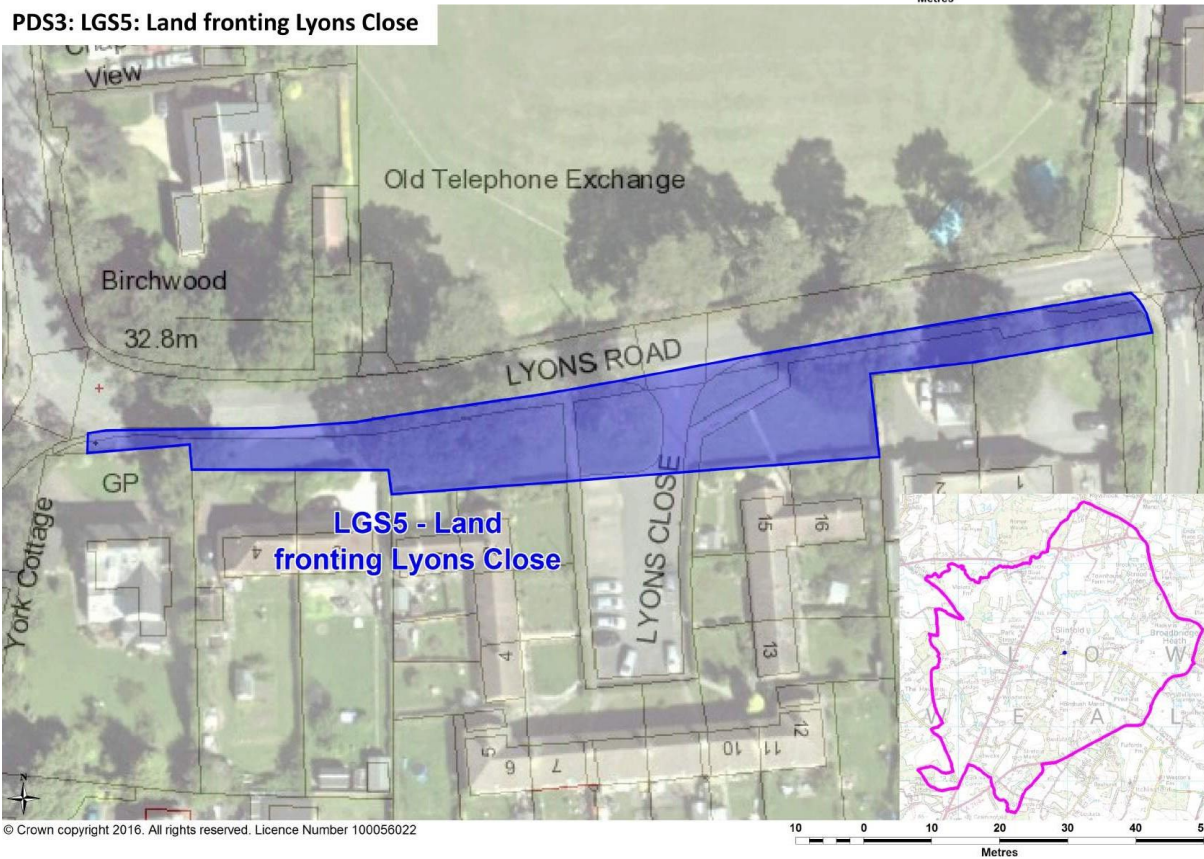


## LOCAL GREEN SPACES

PDS3: LGS4: Land by Stone Cottage

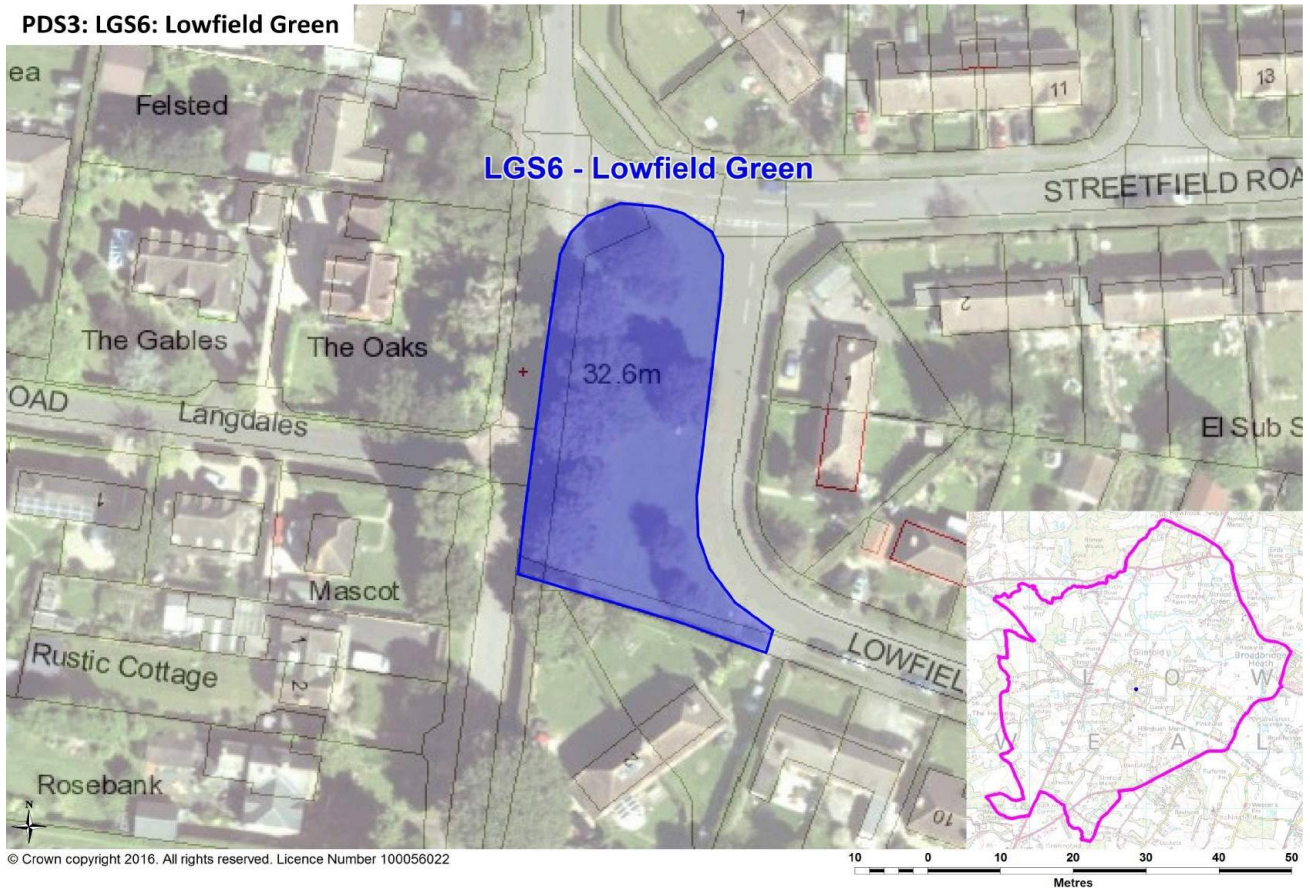


PDS3: LGS5: Land fronting Lyons Close

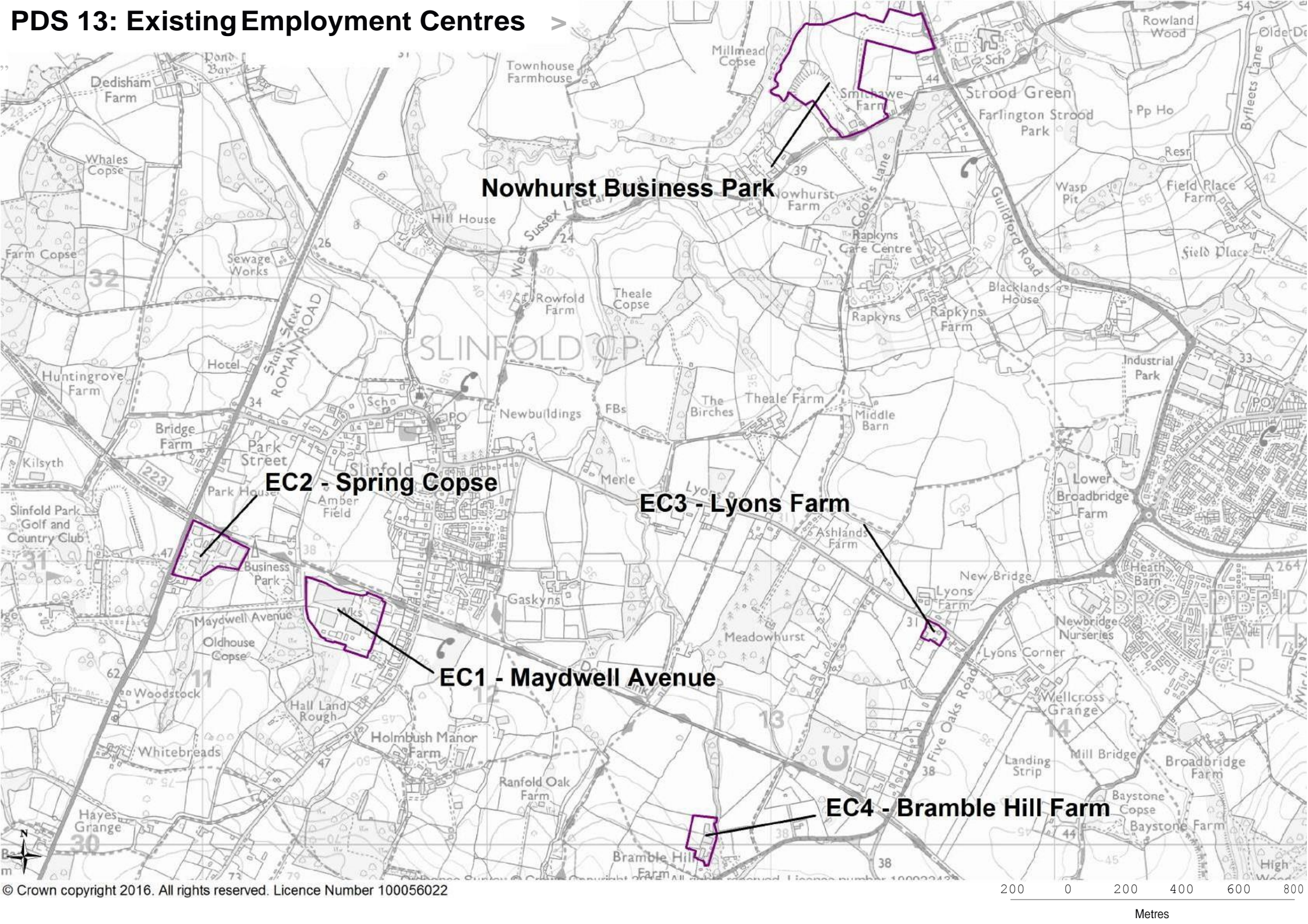




PDS3: LGS6: Lowfield Green



# PDS 13: Existing Employment Centres >





## 11. EVIDENCE BASE

Localism Act 2011.

A Plain English Guide to the Localism Act - November 2011.

National Planning Policy Framework - March 2012.

Statutory Instruments 2012 No.637, The Neighbourhood Planning (General) Regulations 2012.

National Planning Practice Guidance - March 2014.

HDC Landscape Character Assessment - October 2003.

HDC PPG17 Assessment - May 2005.

HDC Settlement Sustainability and Greenfield Site Allocation in the Horsham Local Development Framework Final Report - September 2005.

HDC Assessment of Development Viability and Impact of Affordable Housing Policy- June 2005.

HDC Defined Town and Village Centre Boundaries Background Document - September 2006.

Horsham District Council (HDC) Core Strategy & SA/SEA - February 2007.

HDC Strategic Flood Risk Assessment Final Report - June 2007.

HDC Planning Obligations SPD – June 2007.

HDC Sustainability Appraisal and Strategic Environmental Assessment - November 2007.

Horsham District Local Development Framework – Site Specific Allocations of Land & SA/SEA – November 2007.

HDC General Development Control Policies Development Plan Document - December 2007

HDC Horsham District Council- Play Strategy-2008.

HDC Planning Obligations SPD 2008- 2009 Annexes- 2009.

HDC Facilitating Appropriate Development SPD – May 2009

HDC Acting Together on Climate Change, A Strategy for the Horsham District - June 2009.

HDC All our Futures: Sustainable Community Strategy 2009 -2026 – July 2009.

HDC Leading Change in Partnership to 2026 and Beyond, Issues and Options – September 2009.

HDC Sustainability Appraisal and Strategic Environmental Assessment/Equalities Impact Assessment/Health Impact Assessment of the Core Strategy Review Consultation





Document, Scoping Report - September 2009.

HDC Strategic Flood Risk Assessment Final Report - Revised - April 2010.

HDC Locally Generated Needs Study Final Report- April 2010.

HDC Infrastructure Study - May 2010.

HDC Affordable Housing Viability Study Final Report - August 2010.

HDC Horsham District –Draft Interim Statement – January 2011.

HDC Horsham District- Draft Sustainability Appraisal of the Draft Interim Statement – January 2011.

HDC Horsham District Plan 2011-2015- Promoting a Better Quality of Life – February 2011.

HDC Visioning Horsham – February 2011.

HDC List of Locally Important Historic Buildings 2010 – February 2011.

HDC Assessment of Sites Available for Gypsy and Traveller Use – October 2011.

HDC Locally-Generated Needs Study Update: Final Report - December 2011.

HDC How Much Housing Does Horsham Need? Sustainability Appraisal Scoping Report- February 2012.

HDC How Much Housing Does Horsham Need? – February 2012.

HDC How Much Housing Does Horsham District need? Review of Evidence - May 2012.

HDC Locally-Generated Needs Study: Census 2011 and South Downs National Park Update Final Report - September 2012.

HDC Gypsy Traveller, Travelling Show People Accommodation Needs Assessment – December 2012.

HDC Landscape Capacity Assessment – 2013.

HDC Local Development Scheme 2013 – 2016 – July 2013.

HDC Horsham District Housing Strategy – July 2013.

HDC Horsham District Planning Framework: Preferred Strategy – August 2013.

HDC Housing Standards Review – Towards More Sustainable Homes – August 2013.

HDC Horsham District Planning Framework: Interim Sustainability Appraisal Environmental Report







of the Preferred Strategy – August 2013.

HDC Economic Strategy 2013-2023 - November 2013.

HDC Horsham District Council- Green Space Strategy – November 2013.

HDC Annual Monitoring Report April 2012 to March 2013 - December 2013.

HDC Sports, Open Space & Recreation Assessment - February 2014.

HDC A Timeline to Show How Alternative Sites Have Been Considered - February 2014.

HDC Market Appraisal on the Current and Potential Future Demand for Business Space in Horsham District – February 2014.

HDC Community Infrastructure Levy SHLAA & Affordable Housing Viability Assessment - March 2014.

HDC Council Report-Horsham District Planning Framework Proposed Submission – April 2014.

HDC Green Infrastructure Strategy - April 2014.

HDC Strategic Flood Risk Assessment: Sequential Test - April 2014.

HDC Habitats Regulation Assessment of the Horsham District Planning Framework - April 2014.

HDC Transport and Development Study, Deliverable D5, Final Report - April 2014.

HDC Landscape Capacity Assessment Report and Stage 1 and Stage 2 Maps - April 2014.

HDC Settlement Sustainability Review – May 2014.

HDC Community Infrastructure Levy Preliminary Draft Charging Schedule – May 2014.

HDC Annual Gypsy/Traveller, Travelling Show People Accommodation Count – June 2014.

HDC Strategic Housing Land Availability Assessment Review - July 2014.

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### **Parish Based**

Aerial photographs courtesy of Paul Armstrong, [www.picturesfromabove.co.uk](http://www.picturesfromabove.co.uk)

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