

# Horsham District Planning Framework

## An Alternative Strategy

Presented by Councillors for Horsham Town and Broadbridge Heath

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## Introduction

A revised Local Plan, the Horsham District Planning Framework (HDPF), is being prepared for Horsham District. It sets out the Vision, Objectives and Strategy for the District over the coming 20 years and beyond which will include locations to meet future housing, employment, retail and other development needs across the District.

The Preferred Strategy which was issued for consultation in August 2013 relied upon one key strategic development to the North of Horsham. This strategy had not been agreed by councillors and gave the community no options to choose from in making their views known. Unsurprisingly it met with huge opposition from many residents and organisations. In preparing this Alternative Strategy, we have taken account of those views as far as possible.

Since the preferred Strategy was issued, the Davies Airports Commission Interim Report has short-listed additional airport capacity at Gatwick and Heathrow. This has major implications for the Gatwick Diamond. A new runway would bring increased employment to the area and a need for much new housing. The site for such settlement would need to be located outside the flight path of the new runway. Accordingly the North Horsham site is unsuitable as it is too close to the flight path and would result in adverse effects on residents' quality of life. The need for a settlement would be better met by a new settlement on the M23/A23 corridor where a town can be carefully planned with its own distinct character, rather than a suburban sprawl.

It is essential that the local authorities within the Gatwick Diamond prepare plans for employment and housing to meet the needs of an expanded airport. Until there is certainty that there will be a second runway, no plans should be adopted that are contrary to the requirements of the airport. The plans for employment should include an assessment of existing capacity within the Gatwick Diamond. At this stage there is excess capacity at the main sites in Crawley, as well as at sites near the M25 in Mole Valley, and there are plans to increase provision at Burgess Hill as part of the Brighton City Deal. There is no economic justification in any of the papers issued with the HDPF for a business park in the North of Horsham. There is scope for improvement at many of the existing employment sites in Horsham where investment has been lacking, although this could be further indication that employment space in Horsham is currently over-supplied.

It is also apparent that within the wider Coast to Coast Local Enterprise Partnership Region there is a need to focus development on regenerating the coastal brownfield sites. The Autumn 2013 National Infrastructure Plan included a feasibility study on improving the A27 between Arundel and Worthing. To meet National Planning Policy Framework sustainability requirements, the HDPF should be including development in the south of Horsham District to support the regeneration of the coastal region.

It is also noted that some rural areas of Horsham District include areas of poverty and deprivation. It is important that the HDPF supports the economy in those areas and meets the need for low cost housing and for employment. Much of the employment will come from small and medium enterprises, including home-based businesses. Furthermore, small

scale developments which do not require major infrastructure can be delivered more quickly, are more sustainable, can be more easily assimilated into the community, and also support small local building firms, thus employing more local staff.

In view of all these considerations, this strategy proposes that development should be distributed across the Horsham District to maintain the vibrancy and vitality of our towns and villages. Any further requirement to meet the needs of expansion at Gatwick should be met by the development of a new town, once there is certainty about the second runway.

It is also apparent that many of the policies included in the Preferred Strategy had been hurriedly assembled together as there were contradictions where the policies did not concur with the option of one major strategic site. This could be harmful to the long term development and prosperity of Horsham District. Furthermore the opportunities to support the economy and bring forward policies reflecting changing technology and its impact on retail and employment, as well as the need to support the health and well-being of our growing communities, could be lost. The policies in other local authority areas have been compared with those in the HDPF. This work has been used to help strengthen the policies for Horsham District. Above all, this Alternative Strategy has been mindful of the need to consider the economy and the environment as well as the need for housing and community facilities, and to support local communities in planning for their future.

## 1.0 Economic Strategy

### 1.1 Sub-Region Analysis

An economic review of Horsham District should be made in the context of Horsham's location within the South East of England.

- Horsham is in the North West of West Sussex.
- It lies within the Gatwick Diamond area
- It is in the sub-region of the Coast to Capital Local Economic Partnership (LEP).

The key feature of the LEP area is Gatwick Airport, which is the UK's second largest airport. This gives the sub-region access to global markets. In addition, the LEP is within the South East, which is the economic powerhouse of the UK, and has good connections by train, boat and plane to the European mainland.

The opportunity to develop the sub-region further has been limited by opposition to a second runway at Gatwick. Business has been lost to other European mainland airports. The Davies Airports Commission Interim Report into the need for increased airport provision was issued in the autumn. The shortlist includes possible new runways at Heathrow and Gatwick. Proposals to provide a second runway at Gatwick have already been welcomed by West Sussex County Council. If a second runway is to be built, this will have both economic and environmental consequences for the Horsham District. These should be taken into account within the HDPF.

The lack of investment in the airport and surrounding infrastructure has meant that the road and rail connections have also been under-developed. Earlier investment in the airport would have resulted in the need for supporting connections between the capital and the coast to have increased capacity, both for road and rail. In particular there is an outstanding need for the M23 to be extended to the coast. The South East is also in urgent need of suitable motorway provision between Dover and Southampton, and for the A27 to be upgraded to the M27. The M23 and part of the M27 routes fall within the remit of the Coast to Capital LEP. Other roads in Horsham District such as the A24 from Leatherhead to Worthing, the A29 from the north of Horsham to Bognor Regis and A281 Horsham to Guildford are also inadequate for current requirements.

The LEP has been given the responsibility of preparing a plan which supports the need for infrastructure and to support growth in the economy. This should include meeting housing needs. Apart from Gatwick Airport, the region it covers includes Croydon, Brighton and a broad stretch of the South Coast. There has been a lack of investment in these areas, a decline in industries and a reduction in tourism on the coast. These areas are currently linked by the M23, A23 and A27, and include many brownfield sites. The LEP has been tasked with working with local authorities, businesses and the education sector to look at ways of developing a plan for the whole area. Funding is to come from the local authorities and from bids for Regional Growth Funds and from European funds. Given the limited amount of funds and the need to develop the roads and areas just listed, this has to be an obvious priority for the LEP.

At the time of writing, it has been announced (Appendix 3: reference 1) that Brighton has applied for a City Deal start-up investment of £8m. This would support Brighton's enterprise region extending to Lewes (A27), Burgess Hill (A23), Worthing (A27) and Newhaven (A26/A27). This could be greatly supported by the LEP investing in the M23/M27 road network.

It is improbable in this context that there will be any funding available to upgrade the road infrastructure within Horsham District within the foreseeable future. This makes Horsham an unattractive location for global corporations who are likely to choose sites with greater proximity to the motorway network.

## 1.2 Horsham District Economy

The economic strategy has to be underpinned by evidence and an analysis of the conditions prevailing. This is available in the Employment Land Review Part II – Final Draft Report produced by G L Hearn (Appendix 3; reference 2). Curiously, it does not appear to have been referred to in the Preferred Strategy, yet it is a significant document and its conclusions are still valid. These have been noted and incorporated in the proposed Policies.

The Economic Strategy for Horsham District was approved by the Cabinet in November. This document should have been a key supporting document issued prior to the HDPF and should have provided a basis and justification for the proposed economic development and policies in the HDPF. However, it is an inadequate document, with little if any supporting data. This is an area of serious concern as the Council is being asked to take decisions affecting the long-term prosperity of Horsham District un-supported by any meaningful economic evidence.

## 2.0 Vision

### 2.1 Alternative Policy 1: Sustainable Development

Strategic Objectives: All

HDPF: Policy 1

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

### 2.2 Alternative Policy 2: Strategic Principles

Strategic Objectives: All

HDPF: Policy 2

To maintain the District's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment.

- a. Recognising and developing Horsham town's role, promoting its historic function as a market town and safeguarding its compact and attractive character;
- b. Supporting a diverse economy, encouraging development of small businesses throughout the District, allowing people the opportunity to work close to where they live.
- c. Providing for the varied housing needs of the community in terms of tenure, affordability, care and other support needs and the specific temporary and permanent needs of the gypsy and traveller community including travelling showpeople;



- d. Supporting the provision and development of affordable and market housing in rural areas which contributes to the vibrancy and vitality of the rural settlements and to protect existing services as identified by Neighbourhood Plans.
- e. Continuing to support the principle of sustainable development of settlements by the appropriate scale of development which allows for assimilation with the existing settlements over the plan period;
- f. Giving priority to the use of previously developed land;
- g. Guiding development form and provide access to strategic green space and recreational opportunities around the built up urban areas;
- h. Developing and maintaining the Green Infrastructure asset of the District as a resource for biodiversity conservation and enhancement, habitat restoration, low key recreation, tree and woodland creation and flood mitigation;
- i. Supporting development which protects conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions;
- j. Using good planning to improve accessibility throughout the District in accordance with the user hierarchy giving priority to pedestrians, cyclists and horse-riders, public transport, cars and commercial vehicles in that order;
- k. Supporting and encouraging the production of Neighbourhood Plans;
- l. Manage development around the edges of existing settlements to protect the rural character and landscape;
- m. Monitoring delivery of the Strategy and associated infrastructure in conjunction with partner organisations, developers and landowners.

## 3.0 Economic Development

### 3.1 Alternative Policy 3: Economic Growth and Employment Development

Strategic Objectives: SO2, SO3, SO5

HDPF: Policies 6 and 7

The context for the Economic Growth and Development of Horsham must be seen in the framework of the Gatwick Diamond which consists of three authorities, Crawley, Horsham and Mid-Sussex.

In 2010 consultants G L Hearn (GLH) were engaged by HDC to produce an “Employment Land Review” (Appendix 3; reference 2) designed to identify employment prospects and land requirements to 2026 for Horsham.

Commercial floorspace available in 2008 was split: Crawley 49%; Horsham 28%; Mid Sussex 23%. Crawley was identified as “Main Commercial Centre” with 55% of all total office floor space; 53% of warehouse floor space and 43% of all jobs (with only 28% of the population of Northern West Sussex).

Commercial floorspace requirements to 2026 were projected as: Crawley +21-24%; Horsham +14-24%; Mid Sussex +24-35%.

Industrial floorspace requirements to 2026 were projected as Crawley -4-5%; Horsham +5-7%; Mid Sussex +5-8%

GLH observed that by reconstructing and consolidating office space in Horsham Town Centre plus the redevelopment and expansion of existing business parks in Horsham, Billingham, Southwater and Partridge Green a potential of 92,000 sq.metres of commercial/industrial floorspace could be made available in Horsham District.

On the basis of G L Hearn’s research there is no economic or commercial case for a requirement of 46,450sq.metres (500,000 sq. ft.) of commercial floor space in Horsham.

To achieve the required level of sustainable employment development and economic growth the total number of additional jobs required within the district over the plan period is estimated to be 8,900 jobs, based on 1% growth per annum. This will be achieved by:

- a. Encouraging high quality development of land and premises to meet the needs of 21st century businesses;
- b. Supporting existing businesses, and allowing them room to expand;
- c. Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, creative or high technology industries;
- d. Supporting the formation and development of small, start-up and move-on businesses, as well as home-working and home-based businesses, by encouraging provision of small units through development proposals.
- e. Seeking the provision of appropriate infrastructure to support business growth, in particular workspace and high speed broadband provision will be encouraged as an integral part of development, including residential development, where appropriate, to support flexible working, home working and give businesses the flexibility to operate anywhere.

New employment land and premises:

- f. Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and
- g. Allowing new small-scale economic development, in the countryside, including tourism which will be promoted as a form of economic development benefiting from the natural advantages of the District's environment and proximity to London.

Effective use of employment land and premises will be made by:

- h. Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need of the proposed alternative use, including for housing;
- i. Permitting appropriate intensification, conversion, redevelopment and/or extension for employment uses providing it is in accordance with other policies in the Plan;
- j. Giving priority to the re-use or adaptation of rural buildings for business or tourism use and to the diversification of activities on existing farm units which contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside.
- k. In the case of relocation from an employment area within a built up area boundary, the proposal must constitute the relocation of badly sited uses; relocation must be achieved from the existing stock, or in a suitable new location; an acceptable future use of the vacated site must be secured; and the sequential approach must be applied.
- l. Expansion of employment sites and premises within a built up area boundary is supported where the requirements cannot be met within the existing site/premises; through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.

Neighbourhood Plans should:

- m. Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement.
- n. Allocate sufficient land within their towns and villages to meet these needs.
- o. Enable settlements to retain or improve the viability and vitality of their local economy.

If monitoring indicates that there is an insufficient supply of allocated employment sites to meet the district's jobs needs, then the Council will consider allocating sites through an appropriate planning document.

## 3.2 Alternative Policy 4:- Rural Economic Development

Strategic Objectives: SO5

HDPF: Policy 8

Sustainable rural economic development within the District will be encouraged in order to deliver economic, social and environmental benefits for local communities.

Appropriate development within the smaller towns and villages will be considered positively where it can be shown to meet rural community needs and maintain vibrant economy.

New small-scale economic development, including tourism related development, within the countryside (defined as the area outside of built up area boundaries) will be permitted provided:

- a. It supports sustainable growth and the vitality of the rural economy; and
- b. It utilises previously developed sites (where possible).

Diversification of activities on existing farm units will be permitted provided:

- a. They are of a scale which is consistent to the location of the farm holding; and
- b. They would not prejudice the agricultural use of a unit.

The re-use and adaptation of rural buildings for business or tourism use in the countryside will be permitted provided:

- a. The building is of permanent construction and capable of re-use without substantial reconstruction or extensive alteration;
- b. The appearance and setting is not materially altered; and
- c. It is not a recently constructed agricultural building which has not been or little used for its original purpose.

## 3.3 Alternative Policy 5:- Development Hierarchy

Strategic Objectives: SO1, SO3, SO4, SO7

HDPF: Policy 3

Development will be permitted within settlements which have defined built-up areas. Any expansion, infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy below, together with an expected number of homes to be provided:-

<b>Settlement Type</b>	<b>Settlement Characteristics and Function</b>	<b>Settlements</b>	<b>No per Year</b>	<b>Total 2011-2031</b>
Main Town	Settlement with a large range of employment, services and facilities and leisure opportunities, including those providing a district function. Strong social networks, with good rail and bus accessibility, and strong social networks. The settlement meets the majority of its own needs	Horsham*	75	1500
Small Towns and Larger Villages	These are settlements with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. The settlements act as hubs for smaller villages to meet their daily needs, but also have some reliance on larger settlements / each other to meet some of their requirements.	Billingshurst* Broadbridge Heath* Henfield Pulborough Southwater* Steyning, Bramber and Upper Beeding Storrington & Sullington	25 50 25 25 25 25 25	500 1000 500 500 500 500 500 Total 4000
<b>Settlement Type</b>	<b>Settlement Characteristics and Function</b>	<b>Settlements</b>	<b>No per Year</b>	<b>Total 2011-2031</b>
Medium Villages	These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.	Ashington Barns Green Cowfold Mannings Heath Partridge Green Rudgwick and Bucks Green Slinfold Warnham West Chiltington Village and Common	5	100 each          Total 900

Smaller Villages	Villages with limited services, facilities, social networks but with good accessibility to larger settlements (e.g. road or rail) or settlements with some employment but limited services facilities or accessibility. Residents are reliant on larger settlements to access most of their requirements.	Christ's Hospital Lower Beeding Rusper Small Dole Thakeham (The Street and High Bar Lane)	2	40 each  Total 200
Unclassified Settlements	Settlements with few or no facilities or social networks and limited accessibility, that are reliant on other villages and towns to meet the needs of residents	All other settlements	1	20 each  Total 520
	Total Development * Sites approved or allocated Balance			7120 <u>3000</u> 4120

### 3.4 Alternative Policy 6:- Neighbourhood Planning

Strategic Objectives: All

HDPF: No policy

Development will be permitted within all towns and settlements in accordance with the relevant Neighbourhood Plans. Any planning application for expansion, infilling and redevelopment will be required to demonstrate that it is necessary to support the delivery of the Neighbourhood Plan. The development should be of an appropriate nature and scale to maintain characteristics, function and long-term viability of the settlement.

### 3.5 Alternative Policy 7:- Horsham Town Centre

Strategic Objectives: SO3, SO4

HDPF: Policies 4 and 12

The Council will work with partner organisations to promote the prosperity of Horsham town, and maintain and strengthen its role as the primary economic and cultural centre in the District. Within the built-up area for Horsham, the Council will allow development which:

- a. Retains Horsham's key position as the main settlement within the District whilst protecting the unique characteristics of the town, including its historic character and high quality environment.
- b. Contributes to the provision of a range of services and facilities including those in arts, heritage and leisure that make the town self-sustaining.
- c. Contributes to the economy of the town, including the provision of a wide range of employment, retaining its unique retail mix and contributing to the evening economy supporting a vibrant high street and town centre that meets local and business demands as well as supporting the wider economy of the District.
- d. Is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking.
- e. Supports and complements existing independent businesses and retailers operating in the town, expanding the provision of entry-level facilities such as an under-cover market and small start-up units.
- f. Promotes excellent accessibility and functionality giving priority to pedestrians, including users of wheelchairs, pushchairs, mobility scooters and similar.
- g. Promotes travel by cycling as the primary means of transport.
- h. Promotes high quality public transport infrastructure which enables excellent accessibility for residents, visitors and business employees.
- i. Protects existing public green spaces, including Chesworth Farm, Warnham Nature Reserve, Horsham Park and Owlbeech Woods, as well as others identified in Neighbourhood Plans as being valuable to the community.

- j. Provides a high quality public realm including safe accessible routes to schools and retail areas, additional play and recreation areas and extensive landscaping and community gardens, including allotments.
- k. Delivers a mix of residential properties across all tenures which meet the needs of the population and contributes to quality modern living that is compatible with a town centre setting.
- l. Is in accordance with the Town Centre Master plans or updated documents and/ or any relevant Neighbourhood Plan.
- m. Retains publicly owned land in public ownership in perpetuity.

The built up area of Horsham is the area defined as that section of North Horsham Parish Council to the south of the A264, together with the area covered by Denne, Forest and Trafalgar Neighbourhoods.

### 3.6 Alternative Policy 8: Small Town and Large Village Development

Strategic Objectives: All except SO4

HDPF: Policies 10 and 12

This policy is seeking to improve the vitality and viability of the existing centres in the District and to support their role in acting as the focus for a range of business, retail and community activities.

To support the small town and large village centres, development, including for mixed uses, will be permitted providing it:

- a. Helps to maintain a diverse range and choice of suitable uses including retail, leisure, entertainment, sports and recreation, arts, culture, business and commercial uses as well as residential use to enable the town or village centre to meet local needs;
- b. Is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking;
- c. Is in accordance with any relevant Neighbourhood Plan.
- d. Leads to a well-designed and maintained attractive and accessible public realm, recognising the needs of all users, and providing suitable facilities and infrastructure to support all users in accordance with best practice.
- e. Promotes excellent accessibility and functionality giving priority to pedestrians, including users of wheelchairs, pushchairs, mobility scooters and similar.
- f. Promotes travel by cycling as the primary means of transport.
- g. Provides a choice of accessible and affordable means of travel including public transport and adequate and convenient car parking such as multi-storey or underground parking which makes efficient use of the available land space.
- h. Shows respect for historic character and good urban design principles.
- i. Makes suitable residential use in existing older and new buildings to encourage sustainable town centre living.



- j. Supports a vibrant and regulated evening economy compatible with adjoining uses.
- k. Supports innovation and improvements in retailing activity.

### 3.7 Alternative Policy 9: Small Village and Neighbourhood Centre Development

Strategic Objectives: SO5

HDPF: Policy 12

These are defined as the various small village and town neighbourhood shopping centres which meet the needs of their own communities and countryside areas. To support these, changes of use from Class A1 shop uses to other uses will be resisted. In exceptional circumstances, a change of use to Class A2, A3, A4, A5 and B1a offices use, health or medical use or other community use will be permitted providing:

- a. It can be shown that the existing use is no longer viable;
- b. It is appropriate in scale and function to its location including the character and amenities of the surrounding area and will not give rise to increased problems of traffic generation and car parking.
- c. It is in accordance with the relevant Neighbourhood Plan.
- d. It will support an inclusive, cohesive community by acting as a focus for a range of business, retail and/or community activities.

### 3.8 Alternative Policy 10:- Broadbridge Heath Quadrant

Strategic Objectives: SO1, SO2, SO7, SO8

HDPF: Policy 5

This policy sets out the plans for the future development and regeneration of the Broadbridge Heath Quadrant. This regeneration area is formed of the existing Broadbridge Heath retail park and land north of this, the West Sussex County Council Depot, Tesco's superstore, the bowls club and the leisure centre, including the athletics track. The site has grown up sporadically over the years, which has led to uncoordinated and poorly related development. In addition, the Broadbridge Heath Quadrant sits adjacent to the recently permitted West of Horsham strategic development of approximately 2,000 homes and associated infrastructure, and should have an increasingly important relationship with this area, as the development progresses.

The area should be used in a more efficient way to better meet local and wider needs. It is identified as a strategically significant area of opportunity where regeneration proposals will be brought forward in conjunction with community aspirations. This policy sets out the regeneration aspirations for the Broadbridge Heath Quadrant which will also form part and

complement other redevelopment in Horsham town to benefit Horsham District and secure the vitality and vibrancy in and around Horsham town as a whole.

Broadbridge Heath Quadrant is an Opportunity Area where redevelopment will reinforce its role as a successful out of town retail location but where a rationalisation of the composition and disposition of uses and better circulation of movement will encourage enhanced connections to the surrounding areas including proposed and adjacent residential development, improve accessibility, qualitative design, layout and environmental improvements, and support an appropriate mix of retail, leisure and entertainment, community and similar uses to better serve the needs of the local and wider community. Development will be acceptable provided that;

- a. Development on this site will provide an appropriate mix of uses, which could include additional retail use as well as leisure and entertainment, hotel and convenience eating places, which will better provide for local needs, complement the provisions for the new communities being formed in the West of Horsham strategic development and enhance and complement the primacy of the existing and future offer of Horsham town centre.
- b. Development will make better provision for local needs and accessibility by improving connectivity and achieving better integration with adjoining existing and new communities in the area having regard to the adjacent strategic development West of Horsham.
- c. Development should embrace the highest standards of sustainable design and construction in relation to local and national sustainability policies and guidance, making best use of significant existing environmental features and to include innovative sustainable design solutions utilizing best practise in renewable or low carbon energy and green infrastructure.
- d. Broadbridge Heath Quadrant should be enhanced as an attractive, enjoyable convenient and well laid out setting providing a high quality and sustainable environment with a positive public realm, strong, legible connections and high quality architectural and landscape design.
- e. Any proposed retail development shall ensure that it enhances and does not adversely affect the current and future vitality and viability of Horsham town centre and contributes towards achieving the wider objectives for the regeneration of this opportunity area.
- f. Expansion of the ground floorplate of the existing foodstore and other enhancements may be acceptable under e) provided that that convenience floorspace remains the predominant use (together with supporting comparison floorspace and retail distribution facilities).
- g. Redevelopment for larger retail units with extended floorplates selling bulky goods, where appropriate provision cannot be made in or immediately adjacent to Horsham Town Centre, may be acceptable under e).
- h. Appropriate planning conditions and legal agreements will be sought to meet these objectives, as appropriate.
- i. It will remain important to maintain and enhance the accessibility of Broadbridge Heath Quadrant from the surrounding area, by car, and to rationalise the circulation of car and delivery vehicles to maximise the economic potential and the efficiency of the site.

- j. To maximise the site's accessibility by a range of alternative means of travel to the car, development will improve existing and create new pedestrian and cycle connections within the site, and from the surrounding area; and support public transport including improvements to reinforce linkages locally and into the town centre.

**Note:** To secure the early and beneficial redevelopment of this area of opportunity, early engagement with stakeholders including the Parish Council, landowners and users of the Quadrant area will take place. This policy shall be read alongside the Horsham Town Centre Policy.

### 3.9 Alternative Policy 11 - Shop Fronts and Advertisements

Strategic Objectives: SO2, SO3, SO4, SO5

HDPF: Policy 11

Shop fronts and advertising are essential for a vibrant and successful economy. These will be expected to be of high quality and will require a particularly sensitive approach in conservation areas and listed buildings including modifications to corporate house styles where necessary. The policy provides for a vibrant shopping area whilst protecting the character of the area.

- a. Applications for new, replacement and temporary shop fronts, including fascias, will be supported provided that the proposal respects the architectural style, character and form of the buildings or location of which they form a part, including appropriate use of materials, colours and illuminations.
- b. Advertisements, including hoardings, illumination of hoardings and illuminated fascia signs, free-standing display panels and estate agent boards, should be sensitively designed, of an appropriate size and appropriately located. Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of its scale, detail, character, design or illumination; impair on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene.
- c. Within Conservation Areas or on Listed Buildings, proposals will be expected to retain an existing traditional shop front and / or features of architectural or historic interest, through retention or restoration. This will include the use of traditional materials, traditionally painted fascias and hanging signs with muted colours. In some cases, discreet externally illuminated signs may be acceptable.
- d. The cumulative impact of advertisements on the character and appearance of the surrounding townscape and landscape will be considered as part of any such application.
- e. Replacement adverts should seek to improve the character and appearance of the surrounding townscape and landscape

### 3.10 Alternative Policy 12: Town Centre Uses

Strategic Objectives: SO1 –SO5

HDPF: Policy 12

Proposals for town centre uses including new retail and change of use

Main town centre uses will be encouraged within the defined areas of town and village centres in accordance with the Council's "Town Centre First" strategy.

Town and Village Centre Boundaries, Primary Shopping Areas and Primary and Secondary Retail Frontages have been identified for large town and village centres in the District to reinforce the vitality, viability and character of the centre.

Neighbourhood Development Plans may review and where appropriate revise these boundaries and definitions where this would assist the vitality, viability and character of a specific centre.

Proposals for main town centre uses will be allowed within the defined town and village centre boundary provided that:

- a. Proposals are of an appropriate scale to the centres;
- b. The proposal will complement the vitality and viability of the centre;
- c. The proposal is accessible, relates to and is well connected to the defined Frontage(s) and Primary Shopping Area(s) of the centre where these exist; and
- d. The proposal will improve the character, quality and function of the centre as a whole.

Changes from A1 to other A class uses, at ground floor level, within the designated Primary retail frontages will normally be allowed provided that the proposal is of an A2 or A3 use, and would result in no greater than 30% of a designated retail frontage length being taken up by non-retail use.

Changes from A1 to other A class uses within the designated Secondary retail frontages will normally be allowed provided that the proposal is of an A2, A3, A4 or A5 use and will contribute to the viability and vitality of the Secondary area.

Consideration will be given to the impact of the proposed non-retail use in terms of its importance within any given frontage. Evidence of the appropriate marketing of empty properties will be required.

Out of centre locations

Proposals for new retail warehouses and superstores will not be permitted in the town centre unless they are complementary to and/or enhance the existing retail provision. Priority will be given to sustainable small scale retail and residential uses in the town centre. Extensions to existing retail units, recreation, leisure and entertainment uses should be

located in town centres and at an appropriate scale in village centres in accordance with the Council's Town Centre First strategy.

Proposals for large retail warehouses should be located outside the defined town and village centres but will be permitted only when a sequential approach has been tested which gives preference to accessible brown field sites which are well connected to nearby town and village centres.

An appropriate assessment of impacts will be required for any such proposed development, including extensions, which are over 1000 sq. m. This will include:

- a. Assessing the impact of the proposal on, existing committed and planned public and private investment in nearby centres and their catchment areas, and
- b. Assessing the impact of the proposal on town centre vitality and viability including local consumer choice and trade in the town centre and wider area, within a time period of five years or longer where the timescale of impact may be likely to be over a greater duration.

Where the sequential test is failed or significant adverse impact is likely then planning permission will not be granted. Suitable conditions and or agreements which may mitigate adverse impacts and improve accessibility may be appropriate.

#### Small scale development

Proposals for small scale retail development or extensions to existing village shops and retail units, outside the defined town and village centre boundaries, will be allowed where it will not significantly undermine the vitality and viability of the nearest defined retail frontage or town and village centre.

The Council will favour change of use of A1 to other A class uses over change of use to residential, in the first instance and A5 will only be appropriate where it does not lead to an over concentration of this use. Proposals for other A Class uses and proposals for residential must demonstrate that the retail unit is no longer viable.

### 3.11 Alternative Policy 13: Tourism

Strategic Objectives: SO1 – SO3, SO5, SO7 –SO10

HDPF: Policy 9

Tourism related development in the countryside, including extensions to existing facilities, visitor accommodation and the re-use of rural buildings will be permitted provided:

- a. It supports the sustainable growth of the rural economy;
- b. Maintains or where possible enhances the quality of the rural and landscape character of the District;
- c. Increases the range or improves the quality of accommodation, such as the provision of boutique hotels, traditional inns, and youth hostels, or of attractions or experiences for tourists, day visitors, business visitors, and residents in the District;

- d. Any development does not reduce the housing available for the existing permanent community by change of use to holiday or second homes;
- e. Supports the use of multi-functional routes suitable for cyclists, walkers and horse-riders.
- f. Proposals must be supported by an appropriate, viable business case.
- g. It meets the criteria of the other policies contained within the Plan, including policy AP29 Protection and Enhancement of the Countryside and AP4 Rural Economic Development.

### 3.12 Alternative Policy 14: Equestrian Related Development

Strategic Objectives: SO5

HDPF: Policy 29

Development for equestrian related development will be supported provided that:

- a. It can be demonstrated that the re-use or replacement of existing buildings on site for related equestrian use would not be appropriate
- b. The proposal would be well related to any existing buildings and is not sited in an isolated location;
- c. It would not individually or cumulatively lead to an intensification of buildings in the countryside, particularly in an urban fringe location;
- d. The proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and
- e. The proposal should be well related to an existing bridleway network and that it would be able to accommodate increased equestrian capacity.

## 4.0 Housing

### 4.1 Alternative Policy 15: Housing Provision

Strategic Objectives: All

HDPF: Policies 13 and 14

This policy sets a District housing requirement of 11,500 homes between 2011 – 2031, at an average of 575 homes per annum. This will comprise:

District Plan Requirement	11,500	
Already completed, permitted or agreed for release including: - 2,500 West of Crawley 2,000 West of Horsham		6,900
Applications likely to be granted before HDPF is adopted		600
Identified Sites: - 500 East of Billingshurst 500 West of Southwater		1,000
Total Remaining Housing Requirement, sites to be identified in line with the Settlement Hierarchy in 3.3	3,000	
Horsham Town as defined by the town boundaries in AP7		500
Elsewhere in the District, as allocated through Neighbourhood Plans or other appropriate planning documents		3,620
Total Housing Available for Delivery against the District Plan Requirement		12,620
Surplus to District Plan Requirement*		(1,120)

\*Surplus to the District Plan Requirement is there to meet the need for a 5% buffer and to ensure we meet our 5 year land supply during the plan period, by having alternative deliverable sites available.

This requirement may be exceeded if communities wish to promote higher levels of development to fund additional local infrastructure improvements or support local facilities and services. Higher levels of development should only be promoted through Neighbourhood Plans and will be acceptable provided they do not conflict with the policies, vision and objectives of this District Plan or the policies in National Planning Policy Framework.

## 4.2 Alternative Policy 16: Housing Mix

Strategic Objectives: All

HDPF: Policy 15

To support sustainable communities, housing development will:

- a. Provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;
- b. Include provision to meet the needs of different groups in the community including older people, and vulnerable groups. This could include bungalows and other forms of suitable accommodation.

Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).

## 4.3 Alternative Policy 17: Affordable Housing

Strategic Objectives: All

HDPF: Policy 15

The Council will require the following percentage of affordable housing:

- a. A minimum of 30% affordable housing provision on all residential development of 4 dwellings and above;
- b. On residential developments of 1-3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision will be required, equivalent to providing 30% on-site affordable housing provision;
- c. A mix of tenure (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).

These requirements will need to be met unless significant clear evidence is provided to show that the site cannot support the required affordable housing from a viability perspective.

Free serviced land should be made available for the affordable housing, which should be integrated with market housing and meet the Design and Quality Standards published by the Homes and Communities Agency or any other such standard which supersedes these.

Land owned by any public sector body, including but not exclusively Horsham District Council and West Sussex County Council, which has been acquired by public funds or donated for the public benefit, may only be made available for affordable housing developments of social housing or for the provision of community facilities, and the ownership of the land shall remain with the public body. Permission for the development of market housing on these sites will not be granted.



Details about the provision of affordable housing will be set out in an appropriate planning document.

The policy will be monitored and kept under review having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

Neighbourhood Plans can set local policies for affordable housing that exceed the targets set out by this policy provided that it is justified by evidence including local housing needs assessments and does not affect viability.

#### 4.4 Alternative Policy 18: Rural Exception Sites

Strategic Objectives: SO5 – SO9

HDPF: Policy 16

The development of rural exceptions sites for affordable housing will be permitted provided:

- a. The development comprises 100% social or affordable rent housing;
- b. The housing is to meet local needs justified by the best available evidence including local housing needs assessments;
- c. The occupancy of the homes is restricted in perpetuity to those with a genuine local need for affordable housing; and
- d. The scale of the development respects the setting, form and character of the settlement and surrounding landscapes.

The delivery of rural exception sites will normally be led by Parish Councils, through planning applications, Community Right to Build schemes, Neighbourhood Development Orders or through Neighbourhood Plans.

#### 4.5 Alternative Policy 19: Retirement Housing and Specialist Care

Strategic Objectives: SO1, SO6

HDPF: Policy 17

1. Proposals for development which provide retirement housing and specialist-care housing will be encouraged and supported where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. Developments should be built in accordance with the recommendations in HAPPI and HAPPI2 (Appendix 3: References 3 and 4)

2. Larger scale 'continuing care retirement communities' will be supported in appropriate locations normally within defined built-up areas where they can be justified in terms of the need being met, and:
  - a. Provide accommodation for a full range of needs, including care provision separate from the self-contained accommodation; and
  - b. Include 'affordable' provision to meet identified local needs and appropriate services and facilities, including transport, to meet the needs of residents/staff and which contribute to the wider community.
  
3. Priority will be given to the following sites:-
  - a. Adjoining Horsham Hospital as part of an innovative approach to integrating health and social care to support the ageing population;
  - b. The site currently occupied by the Novartis car park and social club, with the exclusion of the playing fields which shall be retained as a green space for community use.

#### 4.6 Alternative Policy 20: Park Homes and Residential Caravan Sites

Strategic Objectives: SO1, SO6, SO10

HDPF: Policy 18

Proposals for the provision of park homes/residential caravans to meet a local District wide housing need will be supported provided that the development;

- a. Is provided to meet a local housing need; there will be a requirement for them to be marketed in the first instance for a reasonable period of time to residents of Horsham District and upon any re-sale; and
- b. The park homes/residential caravans shall be used for permanent accommodation.

Implementation

There will be a requirement for the caravans to be marketed in the first instance for a reasonable period of time to residents of Horsham District and upon any re-sale.

#### 4.7 Alternative Policy 21: Rural Workers Accommodation

Strategic Objectives: SO1, SO5 – SO7, SO10

HDPF: Policy 19

New homes in the countryside will be permitted where special justification exists and where other policies within the Plan are satisfied.

Special justification is defined as:

- a. Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work;
- or
- b. Where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area.

Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:

- a. The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit;
- b. It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times;
- c. It can be proven that the farming enterprise is economically viable. This will also justify the size of the dwelling that the agricultural unit can sustain;
- d. It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.

Temporary agricultural dwellings essential to support a new farming activity either on a newly created agricultural unit or on an established one will be subject to the criteria above and should normally be provided by temporary accommodation.

Applications for the removal of agricultural occupancy conditions will only be permitted where it can be proven that there is no longer any need for the dwelling for someone solely, mainly or last working in agriculture or forestry or other rural based enterprise. This will be based on an up to date assessment of the demand for farm (or other occupational) dwellings in the area as a whole, and not just on a particular holding.

Re-use of rural buildings for residential use

The re-use and adaptation of rural buildings for residential use in the countryside will be permitted in special circumstances where:

- a. The re-use would secure the future of a heritage asset; or
- b. The re-use would lead to an enhancement of the immediate setting.

New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same special justification as above.

## 4.8 Alternative Policy 22: Dwelling Space Standards

Strategic Objectives: SO1, SO6

HDPF: No policy

Minimum standards for internal floor space and storage space (as set out in Appendix 2) will be applied to new development. These standards are applicable to:

- a. Open market dwellings and affordable housing;
- b. The full range of dwelling types; and
- c. Dwellings created through subdivision or conversion.

Dwellings will be designed to enable flexible use (e.g. open plan /multi-functional areas should allow for future subdivision into useable rooms). Adequate drying space should also be provided.

All dwellings created through subdivision and conversion will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.

## 4.9 Alternative Policy 23: Character and Design

Strategic Objectives: SO6

HDPF: Policies 25, 26 and 28

All development, including alterations and extensions to existing buildings, and surrounding spaces will be well designed, reflect the distinctive character of the towns and villages and create environments that are accessible to all members of the community. All applicants will be required to demonstrate that development:

- a. Is of high quality design and layout and includes appropriate landscaping and green-space;
- b. Contributes positively to the private and public realm (including streets and open spaces) to create a sense of place;
- c. Addresses the character and scale of the surrounding buildings and landscape respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
- d. Ensures that the elements of the development that are required to meet sustainable development standards, as required by policy AP39 Sustainable Design and Construction, form an integral part of the design;
- e. Protects open spaces and gardens that contribute to the character of the area;
- f. Protects valued townscapes and the separate identity and character of towns and villages;
- g. Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight;
- h. Creates safe, accessible and well-connected environments;
- i. Meets Lifetime Homes standards. All dwellings created through subdivision and conversion will be required to meet these standards, other than exceptional circumstances, where clear evidence will need to be provided to show that the internal form and special features prevent some of the requirements being met.

- j. Makes efficient use of land, particularly in sustainable locations close to town centres and good transport infrastructure, and prioritises the use of previously developed land and buildings whilst respecting any constraints that exist. Higher density development for small family units will have precedence over large family homes in these locations, helping to maintain the vibrancy and accessibility of the town centres;
- k. Uses high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
- l. Presumes in favour of the retention of existing important landscaping and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;
- m. Ensures buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality;
- n. Incorporates where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
- o. Incorporates measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site.

Note: Applicants must consider the relevance of all the criteria within this policy to their proposal, no matter how large or small, and may be asked to justify why they do not consider a specific element relevant to their application.

#### 4.10 Alternative Policy 24: Replacement Dwellings and House Extensions in the Countryside

Strategic Objectives: SO1, SO5-SO7

HDPF: Policy 28

Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation for uses other than agricultural uses defined in policy AP21, will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:-

- a. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict,
- b. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in sympathy with and in keeping with the scale and character of the existing dwelling. The cumulative impact of extensions will be taken into account,

- c. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable for conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and
- d. Subsequent extensions to converted agricultural buildings will not be supported.

#### 4.11 Alternative Policy 25: Accessibility

Strategic Objectives: SO1, SO6

HDPF: No policy

All development will be required to meet high standards of accessibility so that all users can use them safely and easily, wherever possible.

This will apply to all new buildings within the urban and rural areas, changes of use, refurbishments and extensions, the layout of development, open spaces and the public realm and transport infrastructure and this will be demonstrated by the applicant, through a Design and Access Statement.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.

Accessibility standards will be set out in an appropriate planning document.

## 5.0 Gypsies and Travellers

### 5.1 Alternative Policy 26: Gypsy and Traveller Accommodation

Strategic Objectives: SO1, SO5 – SO7, SO10

HDPF: Policy 20

Provision shall be made for 39 net additional permanent residential pitches for Gypsies and Travellers within the period 2011 –2017. The Council will make provision for necessary additional pitches for Gypsies, Travellers and Travelling Showpeople in the District over the rest of the plan period.

1. The following criteria will be taken into consideration when determining the allocation of land for Gypsies, Travellers and Travelling Showpeople and any planning applications for non-allocated sites:
  - a. No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installation where conventional housing would not be suitable;
  - b. It is served by a safe and convenient vehicular and pedestrian access. The proposal should not result in significant hazard to other road users;
  - c. The site can be properly serviced and is supplied with essential services, such as water, power, sewerage and drainage, and waste disposal. The site must also be large enough to provide adequate vehicle parking, including circulation space, along with residential amenity and play areas;
  - d. It is located in or near to existing settlements or as part of an allocated strategic location, within reasonable distance of a range of local services and community facilities, in particular schools and essential health services;
  - e. It will not have an unacceptable impact on the character and appearance of the landscape and the amenity of neighbouring properties, and is sensitively designed to mitigate any impact on its surroundings.
2. In assessing sites for Travelling Showpeople or where mixed-uses are proposed, the site and its surrounding context are suitable for mixed residential and business uses, including storage required and/or land required for exercising animals, and would not result in an unacceptable loss of amenity and adverse impact on the safety and amenity of the site's occupants and neighbouring properties.

## 5.2 Alternative Policy 27: Existing Gypsy and Traveller Accommodation

Strategic Objectives: SO1, SO5 – SO7, SO10

HDPF: Policy 21

Existing authorised sites for Gypsies, Travellers and travelling Showpeople will be safeguarded from development that would preclude the continued occupation by these groups, unless the site is no longer required to meet identified need.

Implementation for Draft Policy 26 and 27

The provision of sites to meet the objectively assessed needs beyond 2017 will be identified in a Site Allocation DPD. Further sites may be provided:

- a. On windfall sites through the planning process in accordance with the criteria in this policy. These will be identified and safeguarded through the Annual Monitoring Report;
- b. Extensions to existing sites;
- c. The redevelopment and redesign of existing sites to provide more efficient use of the site to deliver additional pitches;
- d. The allocation of sites in strategic development sites or stand-alone allocations.
- e. The use of public owned land to be developed for publicly managed traveller provision.
- f. The release of public owned land to be used as a site available to be purchased and occupied by a Gypsy, Traveller or Travelling Showpeople family.
- g. The council will work with parishes and Neighbourhood Councils to identify further sites within their boundaries

The Council will work with neighbouring authorities to make appropriate provision to meet the requirements for transit and temporary stopping places. This is set out in the Local Development Scheme.

## 5.3 Alternative Policy 28: Gypsy and Traveller Site Allocations

Strategic Objectives: SO1, SO5 –SO7, SO10

HDPF: Policy 22

In order to help fulfil the current backlog of unmet need and future need identified through the Council's Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, the following sites have been identified and will be allocated for traveller site development as shown below:



Location	Pitches
1. Rowfold Nurseries, Coneyhurst	10
2. Oaklands, Dial Post	3
3. Southview, Five Oaks	4
4. Land adjacent Hillside Park, Small Dole	12
5. Lane Top, Nutbourne, West Chiltington	3
6. Sites that are the subject of a planning application or have been granted planning permission since the study	5

## 6.0 Preserving the Environment and Character of the District

### 6.1 Alternative Policy 29: Protection and Enhancement of Countryside

Strategic Objectives: SO5, SO7, SO10 – SO12

HDPF: Policies 23, 24 and 27

The Natural Environment and landscape character of the District, including the settlement pattern, together with protected landscapes and habitats will be protected against inappropriate development. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, where:

- a. It is necessary for the purposes of agriculture, forestry, the extraction of minerals, the disposal of waste or some other use that has to be located in the countryside;
- b. It takes account of the economic and other benefits of the best and most versatile agricultural land and seeks to use areas of poorer quality land in preference to that of higher quality;
- c. It protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- d. Maintains or where possible enhances the quality of the rural and landscape character of the District, including
  - The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
  - The pattern of woodlands, fields hedgerows, trees, water bodies and other features; and
  - The landform of the area.
- e. Maintains and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- f. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity, or
- g. It is supported by a specific policy reference elsewhere in the Plan including AP4 Rural Economic Development, AP13 Tourism and Cultural Facilities, AP18 Rural Exception Sites and AP21 Rural Workers Accommodation.

### 6.2 Alternative Policy 30: Environmental Protection

Strategic Objectives: S10 – S12

HDPF: Policies 23, 24 and 27

The high quality of the District's environment will be protected through assessing proposals against the following criteria and local guidance documents. Development will be expected to ensure that they:

- a. Minimise the emission of pollutants including noise, odour and light pollution into the wider environment. Where necessary regard will be given to local Planning Advice Documents;
- b. Tackle land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;
- c. Ensure development is appropriate to its location taking account of ground conditions and land instability;
- d. Ensure development does not give rise to the pollution of any watercourse, groundwater, or result in the contaminated run-off to surface water sewers;
- e. Minimise the air pollution and greenhouse gas emissions likely to arise from new development for the protection of the environment and human health;
- f. Ensure developments do not conflict with, but contribute to, the implementation of local Air Quality Action Plans;
- g. Ensure developments do not increase the number of people exposed to poor air quality. Special consideration should also be given to development that will introduce new public exposure and in particular more vulnerable people to the areas of poor air quality (e.g. old people homes, care homes); and
- h. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed as part of the planning application.

### 6.3 Alternative Policy 31: Protected Landscapes

Strategic Objectives: SO10 – SO12

HDPF: Policy 31

The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will continue to be protected.

Small scale development proposals that are in a sustainable location and well-designed will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes.

Proposals should have regard to any management plans or emerging National Park planning documents and strategies for these areas and must demonstrate:

- a. How the key landscape features or components of natural beauty will be protected and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.
- b. How the public enjoyment of these landscapes will be retained.
- c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

Special consideration will be given to proposals that are of over-riding national importance.

## 6.4 Alternative Policy 32: Preventing Coalescence

Strategic Objectives: SO9 – SO11

HDPF: Policy 30

The individual towns and villages in the District each have their own unique characteristics. It is important that the separate identity is maintained so when travelling between settlements people should have a sense that they have left one before arriving at the next. Landscapes within the District will continue to be protected from development which would result in the coalescence of settlements, and strict protection from inappropriate development that individually or cumulatively would result in settlement coalescence will be applied.

Provided it is not in conflict with Policy AP29 Protection and Enhancement of the Countryside, development between settlements will be permitted where it can be demonstrated that

- a. It does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, such as visually or by an increase in activity which has an urbanising effect on the area between settlements;
- b. Proposals contribute to the conservation, enhancement and amenity of the countryside, including enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation;
- c. Local Gaps can be identified in Neighbourhood Plans (or other appropriate planning documents) where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. In addition, there are to be clear gaps between Horsham and Faygate, Horsham and Southwater, and Horsham and Broadbridge Heath with no development outside the defined built-up area of Horsham as identified in AP7.

## 6.5 Alternative Policy 33: Noise, Air and Light Pollution

Strategic Objectives: SO10, SO11

HDPF: Policy 24

The environment, including nationally designated environmental sites; areas of nature conservation or geological interest and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- a. It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- b. If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development is not permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- An assessment of the impact of noise generated by a proposed development
- An assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

- a. The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals including floodlighting, is minimised, in terms of intensity and number of fittings;
- b. The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes.

Air Pollution:

- a. It does not cause unacceptable levels of air pollution;
- b. Development on land adjacent to an existing use which generates air pollution or odour where this can be mitigated to reduce exposure to poor air quality and/or would not cause any adverse effects on the proposed development;
- c. Development proposals (where appropriate) are consistent with Air Quality Management Plans.

## 6.6 Alternative Policy 34: Listed Buildings and Other Buildings of Merit

Strategic Objectives: SO9

HDPF: Policy 33

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- a. A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- b. Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- c. Traditional building materials and construction techniques are normally used. The replacement/installation of UPVC windows and doors will not be acceptable unless the design and structure allows for this;

- d. Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- e. Special regard is given to protecting the setting of a listed building;
- f. Where the historic fabric of a building may be affected by alterations or other proposals, the provision is sought for the applicant to fund the recording or exploratory opening up of historic fabric.

#### Other Buildings of Merit

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

## 6.7 Alternative Policy 35: Conservation Areas

Strategic Objectives: SO9

HDPF: Policy 33

Development in a conservation area will be required to preserve and enhance its special character and appearance. This will be achieved by ensuring that:

- a. New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of traditional materials;
- b. Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- c. Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shop-fronts in a conservation area will only be permitted where they do not result in the loss of a traditional shop-front and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- d. Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- e. New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

## 6.8 Alternative Policy 36: Historic Parks and Gardens

Strategic Objectives: SO9, SO10

HDPF: Policy 33

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park or park or garden of local historic interest will only be permitted where it protects and enhances its special features and protects the setting and views into and out of the park or garden.

## 6.9 Alternative Policy 37: Archaeological Sites and Heritage Assets

Strategic Objectives: S10

HDPF: Policy 33

Sites of archaeological interest (such as scheduled Ancient Monuments) and their settings will be protected and enhanced.

Development that would have a detrimental impact on sites of archaeological importance and their settings will only be permitted where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.

Where it appears that a development may impact upon heritage assets with archaeological interest, applicants will be required to carry out an appropriate archaeological assessment.

## 6.10 Alternative Policy 38: Biodiversity

Strategic Objectives: SO10 –SO12

HDPF: Policy 32

Biodiversity will be protected and enhanced by ensuring development:

- a. Pursues opportunities to improve, enhance, manage and restore biodiversity, so that there is a net gain in biodiversity, including creating new designated sites and incorporating biodiversity features within developments;
- b. Protects existing biodiversity, so that there is no net loss of biodiversity. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances);

- c. Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase resilience;
- d. Avoids damage to and protects the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation, nationally designated Sites of Special Scientific Interest, and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.



## 7.0 Climate Change

### 7.1 Alternative Policy 39: Sustainable Design and Construction

Strategic Objectives: SO1, SO7, SO10 –SO12

HDPF: Policy 36

Improving the sustainability of development in Horsham will be an integral part of this plan. The Council will ensure that sustainability is recognised in Neighbourhood Plans and will be proactive in supporting the delivery of sustainable development. Development will only be supported where it makes a clear contribution towards mitigating the impacts of climate change and to meeting the Districts carbon reduction targets as set out in the Acting Together on Climate Change Strategy 2009.

In delivering sustainable design and construction, development should address the following key issues:

- a. Maximising energy efficiency and integrating the use of decentralised, renewable and low carbon energy;
- b. Measures which promote the conservation of water resources and which minimise vulnerability to flooding;
- c. Design to encourage the use of natural lighting, solar gain and natural ventilation;
- d. Design to encourage, promote and facilitate walking and cycling, recognising the importance of accessibility and safe routes, and the contribution that these make to the health and well-being of sustainable communities;
- e. The provision and accessibility of sustainable forms of high quality public transport infrastructure.
- f. Minimisation of construction and demolition waste and procurement of recycled and low-impact materials (type, life cycle and source of materials);
- g. Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting (Lifetime homes);
- h. Opportunities to incorporate measures which enhance the biodiversity value of development.
- i. All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.
- j. New homes and workplaces will be required to have the provision of high-speed broadband access and enable provision of Next Generation broadband.

New residential developments will only be permitted where it achieves, as a minimum:

- Level 4 against the Code for Sustainable Homes from the start of the plan period;
- Level 6 against the Code for Sustainable Homes from 2016.

All non-residential developments will only be permitted where it achieves, as a minimum:

- BREEAM rating 'Excellent' from the start of the plan period;
- BREEAM rating 'Outstanding' from 2016.

These requirements will be reviewed during the plan period so as to ensure they exceed the minimum requirements set through National policy (such as Building Regulations).

## 7.2 Alternative Policy 40: Renewable Energy in New Developments

Strategic Objectives: SO12

HDPF: Policy 35

Energy hierarchy

All development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy:

- a. Lean – use less energy – e.g. through demand reduction
- b. Clean – supply energy efficiently – e.g. through heat networks
- c. Green – use renewable energy sources

District Heating and Cooling

Developments in Heat Priority Areas (HPAs) and major developments (over 100 units / greater than 2ha, or with a density over 50dph) will be required to implement on-site 'community energy systems', such as Combined Heat and Power, to meet the energy needs of the development or will be expected to connect to District heating networks where they exist, or to incorporate the necessary infrastructure for connection to future networks. Where site-wide (C)CHP is proposed, consideration must be given to extending the network to adjacent sites. The suitability of the type of scheme implemented will be dependent on meeting the requirements outlined in AP41 Renewable Energy Schemes.

Commercial and residential development in HPA's should also demonstrate that the heating and cooling systems have been selected in accordance with the following heating and cooling hierarchy;

1. Connection to existing (C)CHP distribution networks
2. Site wide renewable (C)CHP
3. Site wide gas-fired (C)CHP
4. Site wide renewable community heating/cooling
5. Site wide gas-fired community heating/cooling
6. Individual building renewable heating
7. Individual building heating, with the exception of electric heating

All (C)CHP must be sized and operated in order to maximise the potential for carbon reduction

For residential or employment developments applicants will be required to submit an assessment of the proposed development's CO<sub>2</sub> demand and reduce this CO<sub>2</sub> demand by at least 20% by using decentralised (on-site) renewable energy sources, unless it can be demonstrated by the developer that this is not viable or feasible. This is based on the West Sussex Sustainable Energy Study. This target will be reviewed during the plan period in order to ensure it is compatible with national policy (including Building Regulations).

Residential developments should not have legal restrictions prohibiting or preventing the future installation of renewable energy systems. Opportunities for renewable energy systems should include thermal and solar panels, ground source energy and any other new renewable technologies which are developed and approved during the life of the plan.

### 7.3 Alternative Policy 41: Renewable Energy Schemes

Strategic Objectives: SO12

HDPF: Policy 35

Large and small-scale renewable energy schemes will be supported where it is demonstrated these will not have a significant detrimental impact on the environment and is in accordance with other policies in the Plan. Consideration of the wider environmental benefits will be balanced against any likely local effects on the environment, particularly in sensitive locations such as the South Downs National Park, High Weald Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Conservation Areas.

The West Sussex Sustainable Energy Study and accompanying Landscape Sensitivity Analysis Guidance, or any updated study prepared during the plan period, will provide further guidance on the suitability/technical viability of specific types of scheme dependant on location.

### 7.4 Alternative Policy 42: Flood Risk, Water Infrastructure and Drainage

Strategic Objectives: SO10 – SO12

HDPF: Policy 37

Development will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development shall therefore;

- a. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure,
- b. only be acceptable in Flood Zones 2 and 3 following completion of a sequential test and exceptions test if necessary, and
- c. site-specific Flood Risk Assessments will be required for all developments in Flood Zones 2 and 3 and developments over 1 hectare in Flood Zone 1.

Development must comply with the tests and recommendations set out in the Horsham District SFRA .

Where technically feasible, all developments will be expected to incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere. This should include the use of sustainable drainage systems (SuDS).

The vulnerability and importance of local ecological resources such as water quality and biodiversity should be considered when determining the suitability of SuDS. New developments should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure, recognising the importance of trees and plants in reducing flood risk.

Drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be promoted. These should include the use of porous surfaces for driveways and car parks and the use of drainage ditches where appropriate.

In order to maintain water quality, all development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub -Region Water Cycle Study with respect to water quality, water supply and wastewater treatment.

For new residential developments of more than 10 dwellings, applicants must demonstrate:

- a. That capacity exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must be in place for its provision to have been completed ahead of the development's occupation;
- b. That there is adequate water supply to serve the development.

## 8.0 Infrastructure and Transport

### 8.1 Alternative Policy 43: Securing Infrastructure

Strategic Objectives: SO1 – SO8

Development will be permitted where any necessary social, physical and green infrastructure needed to support the proposed development and contribute to sustainable communities exists, or can be provided in a timely manner, through developer-funded contributions. Identified infrastructure should be completed prior to occupation of the development or the relevant phase of the development. Community facilities and open spaces for major developments will be required to be delivered at early phases of the development.

The Community Infrastructure Levy Charging Schedule sets out how new building projects pay for the necessary infrastructure to support development.

The Council will supplement this with negotiated Section 106 agreements to secure affordable housing and additional site specific infrastructure, and Section 278 agreements to secure highway improvements, to make development acceptable in planning terms where appropriate. Planning permission for major developments will be granted on condition that a programme of infrastructure delivery is agreed before development begins (implemented by way of appropriate planning conditions/legal agreements).

The Community Infrastructure Levy will normally be spent on infrastructure needs in the locality of the scheme that generated it.

Proposals by services providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.

### 8.2 Alternative Policy 44: Sustainable Transport

Strategic Objectives: SO1 – SO8

HDPF: Policy 39

Development will be required to support the objectives of the West Sussex Local Transport Plan, which are:

- a. A high quality transport network that promotes a competitive and prosperous economy;
- b. A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;
- c. Access to services, employment and housing; and
- d. A transport network that feels, and is, safer and healthier to use.

The Council is committed to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which foster an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported. The District is predominantly rural and due consideration should be made towards providing a good quality network of infrastructure that protects the minor lanes from being used as rat-runs which are harmful to the countryside and to the rural settlements. Schemes to introduce reduced speed limits in residential areas and town and village centres will be welcomed.

To meet these objectives at a local level, development will only be permitted where:

- a. It is sustainably located to minimise the need for travel;
- b. It facilitates and promotes the increased use of alternative modes of transport to the private car, such as the provision of safe and convenient routes for walking, cycling, horse-riding and public transport;
- c. Maintains and improves the existing transport system (road, rail, cycle);
- d. It is integrated with the wider network of routes, including public rights of way and cycle paths;
- e. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions
- f. It minimises the distance people need to travel and prioritises the needs of pedestrians and cyclists before traffic.
- g. Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport;
- h. Develops innovative and adaptable approaches to public transport in the rural areas of the District, including support for community bus services;
- i. Provides safe and suitable access for pedestrians, cyclists, public transport and the delivery of goods;
- j. The proposal is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem
- k. Does not cause an unacceptable impact in terms of road safety and increased traffic congestion;
- l. It is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of car parking spaces and size of garages; and

Where practical developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Depending on the size of and the likely transport impact of development, a Transport Statement or Transport Assessment will be submitted alongside planning applications.

The District Council will continue to work with public transport providers to ensure that the level of service provided meets the needs of commuters and other travellers. This includes the frequency of services and quality of infrastructure such as stations and trains.

### 8.3 Alternative Policy 45: Rights of Way and Other Recreational Routes

Strategic Objectives: SO1, SO5, SO7

HDPF: No policy

Rights of way and recreational routes will be protected by ensuring development does not result in the loss of, or adversely affect a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value.

Access to the countryside will be encouraged by:

- a. Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;
- b. Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;
- c. Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional' will generally mean able to be used by walkers, cyclists and horse-riders).
- d. Supporting rural business that encourages the use of the rights of way and other recreational routes, hence developing the tourism industry and facilitating healthy active lifestyles.

### 8.4 Alternative Policy 46: Car Parking

Strategic Objectives: SO1 – SO8

HDPF: Policy 40

Development should seek to improve parking in town centres so it is convenient, safe and secure. Parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality, as well as making efficient land use. Adequate car parking for the proposed development should be provided in accordance with parking standards as agreed by the Local Planning Authority.

Adequate parking and facilities must be provided to meet the needs of anticipated users. Safe, secure, convenient and accessible parking provision with good sign-posting and storage lockers should be made available for cycles and motorcycles. Ample provision of parking for the mobility impaired should be made available and facilities should be provided in town centres for the use of mobility scooters.

Provision should be made for charging plug-in or other low emission vehicles subject to the on-going development and introduction of these types of vehicles.

Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Planning permission will not be granted for off-airport parking facilities related to Gatwick Airport unless a need can be demonstrated and all realistic alternatives have been examined.

Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence.

## 8.5 Alternative Policy 47: Communication Infrastructure

Strategic Objectives: SO1 – SO8

HDPF: No policy

The expansion of the electronic communication network, including the provision of high-speed broadband and 4G connection to the towns and rural areas of the District will be supported.

When considering proposals for new telecommunication equipment the following criteria will be taken into account:

- a. The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings apparatus and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;
- b. New telecommunication equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest;
- c. Preference will be for use to be made of existing sites rather than the provision of new sites.

When considering applications for telecommunications development, regard will be given to the operational requirements of telecommunications networks and the technical limitations of the technology.



## 8.6 Alternative Policy 48: Green Infrastructure

Strategic Objectives: SO1, SO8, SO10

HDPF: No policy

Green infrastructure will be protected and enhanced by ensuring development:

- a. Promotes the establishment of green infrastructure and supports its improvement, enhancement, management and restoration to develop a connected network of multi - functional green-space, including linking with rivers and floodplains;
- b. Provides on-site natural green-space enhancements for all new developments where practicable, including making land available for this purpose;
- c. Promotes the restoration, management and expansion of priority habitats in the District;
- d. Improves access to and understanding of natural green-space and nature conservation features, including recognising the importance and role of green infrastructure to the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities, climate change, and allotments amongst other things.

## 9.0 Healthy Communities

### 9.1 Alternative Policy 49: Community Facilities and Local Services

Strategic Objectives: SO1, SO5, SO7, SO8

HDPF: Policy 41

The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported provided it is in accordance with other policies within the Plan.

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- a. That the use is no longer viable; or
- b. That there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or
- c. That a replacement facility will be provided in the locality.

The on-site provision of new community facilities will be required on larger developments, where practicable, including making land available for this purpose. Section 106 agreements will be used to secure on-site facilities. Details about the provision, including standards, of community facilities will be set out in an appropriate planning document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

### 9.2 Alternative Policy 50: Leisure and Cultural Facilities and Activities

Strategic Objectives: SO1, SO5, SO7, SO8

HDPF: Policy 41

Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Council will be supported, provided it is in accordance with other policies in the Plan.

The on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new developments, where practicable, including making land available for this purpose. Section 106 agreements will be used to secure on site facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in an appropriate planning document.

Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.

Proposals that involve the loss of open space, sports and recreational buildings and land, including playing fields, will not be supported unless:

- a. An assessment has been undertaken which has clearly shown the open space, sports land or recreational building to be surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

### 9.3 Alternative Policy 51: Health and Well Being

Strategic Objectives: SO1, SO8

HDPF: Policy 42

The Council welcomes positive measures which help create a socially inclusive and cohesive society enabling everyone to get on in life. Development applications should demonstrate that consideration has been given to enhancing the health and well-being of residents and/or users of the development. The provision of an adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported.

Particular account will be taken of the need to address the requirements stemming from:

- a. The needs of an ageing population, particularly in terms of housing, health and social care, transport and accessibility to community facilities;
- b. The additional needs resulting from disabilities of any kind, enabling people with disabling conditions to live life to the full within the community, including support for accessibility to employment, shopping, education and leisure activities;
- c. The co-ordination of services to fulfil the needs of young people and children, including the provision of nursery schools, schools, colleges and training centres, youth centres, affordable accommodation and transport that enable them to play, learn, socialise, and access employment and leisure facilities;
- d. The needs of carers who support any of the above groups ; and
- e. The specific needs of minority groups within the District, including Gypsies and Travellers.

Larger developments should address the need for health facilities such as doctors and dentists' surgeries and chemists, as well as childcare facilities and community spaces for the groups identified above.

The above issues should be addressed in Neighbourhood Plans and other appropriate planning documents.

## Appendix 1: Spatial Objectives

These are fundamentally the objectives as defined in the Preferred Strategy. There have been a few amendments to SO7, SO10 and SO1. For convenience, they have been numbered so that they may be cross-referenced in the Alternative Strategy.

The key objectives and how they will be delivered at this stage in terms of examining possible options can be summarised as:-

### Objective Themes

- Economic prosperity
- High quality of life
- Opportunities for all, particularly young people
- Valued natural and historic environment
- A green sustainable place

### Objectives

SO1	Ensure that future development in the District is based on sustainable development principles and delivers living, working and balanced communities which contribute to community cohesion – <i>it is necessary to positively plan for development in the future in a way that ensures that the correct balance is struck between, economic, social and environmental priorities.</i>
SO2	To meet employment needs, create opportunities to foster economic growth and maintain high employment levels in the District – <i>the District has a successful economy with a range of highly skilled workers and general service sector employers. By recognising what makes the area successful and developing policies which exploit its position in the Gatwick Diamond area this objective will promote existing employers and nurture local businesses to maintain and enhance economic prosperity. It is essential through this objective to develop policies that encourage young people to continue to live and work in the district to maintain the size of our workforce.</i>
SO3	To protect and promote the economic viability and vitality of Horsham town, the smaller market towns and the rural centres and promote development which is appropriate within this hierarchy – <i>the existing hierarchy and diversity of settlements in the District will be supported and enhanced through policies that recognise the appropriate scale and type of development in the settlements.</i>
SO4	To recognise and promote the role of Horsham Town as the focus for the community and business in the District whilst preserving the unique ambience that contributes to its attractiveness – <i>the role of Horsham town centre, as the primary hub will be strengthened through policies. The smaller market towns recognised as secondary hubs, within the District, will be encouraged to achieve their role in meeting needs and acting as a focus for a range of activities, including retail, leisure, and recreation.</i>

SO5	To promote a living and working rural economy where employment opportunities exist which reduce the need for residents to travel – <i>the rural economy policies will encourage rural business to start up and expand providing local employment in the rural areas of the District. Policies will facilitate and promote innovation in business such as broadband technology.</i>
SO6	Provide a range of housing developments across the District that: delivers the target number of new homes; respects the scale of existing places; and so far as is possible caters for the needs of all residents, including the delivery of affordable housing - <i>this will include ensuring that there is an appropriate mix of types, sizes and tenures, particularly to address the need to provide for family homes, the growing elderly population and affordable housing needs. A priority will be given towards the use of previously-developed land. Policies will build a place that will encourage younger people to live, work and stay in Horsham District to build their futures</i>
SO7	To locate new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations provided that it is not of high environmental value – <i>the District with its rural settlements requires polices that allow for growth to sustain small communities but balance development with existing or planned capacity.</i>
SO8	To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure throughout the District - <i>to be secured through the relevant planning policies from the analysis of needs within communities and generally within the District.</i>
SO9	To safeguard and enhance the character and built heritage of the District's settlements and ensure that the character and amenity is protected - <i>policies which will ensure that both the quality and key characteristics of the District including the distinct and separate character of settlements, are retained and, where possible, enhanced.</i>
SO10	Identify and preserve the intrinsic character and beauty of the countryside, the contribution that this makes to the setting of rural villages and ensure that new development minimises the impact on the countryside - <i>preserve the most sensitive landscapes in the District.</i>
SO11	To safeguard and enhance the environmental quality of the District, ensuring that development maximises opportunities for net gains for biodiversity and contributes to and enhances the natural and local environment – <i>recognising the importance of well-functioning ecosystems, minimising impacts on, air, soil, water quality and reducing the risk of flooding.</i>

SO12	Ensure that new development minimises carbon emissions and adapts to the likely changes in the future climate - <i>minimise the emission of pollutants and promote the supply of renewable, low carbon and decentralised energy.</i>
SO13	Provide guidance on where any longer term future growth should occur (in the period beyond 2031);- <i>the strategy is a plan for 20 years and beyond. During the course of the plan it will be reviewed.</i>

## Appendix 2 Space Standards

Table 1 – Minimum habitable internal floor areas.

Type of Dwelling	Number of Bedrooms	Minimum Internal Floor Space Standard (sq. m)
Flat/Maisonette	Studio	32.5
	One	51
	Two	66
	Three	82
Other Dwelling	One	62
	Two	77
	Three	93
	Four	111
Accessible Flat	One	56
	Two	71

The figures in Table 1 refer to the habitable area enclosed by the walls of the dwelling, including kitchens, bathrooms, WC's and circulation space, but it excludes conservatories and garages, external storage areas, balconies, porches and lobbies open to the air. The internal habitable space may be divided into rooms that should be of sufficient size to perform their intended purpose; including having an appropriate floor to ceiling height; (in a room with a sloping ceiling, only floor-space with a floor to ceiling height of at least 1.5m is considered habitable).

A studio flat is typically an open plan dwelling consisting of a sleeping/living/kitchen area and usually a separate bathroom.

Accessible flats are those that are designed from the outset to be easily adaptable for occupation by a wheelchair user at a later date. This will ensure that fittings and fixtures that may be required by an individual can be added at a later date without enlarging or structurally modifying their home, enabling an effective and quick response to a family's changing circumstances with minimum cost and disruption.

Table 2 - Minimum floor areas for storage

Type of dwelling	Number of Bedrooms	Minimum Internal Floor Space Standard (sq. m)
Flat/Maisonette	Studio	1.5
	One	2.5
	Two	3.5
Other Dwelling	One	3.0
	Two	4.0
	Three	4.5
	Four	5.5

Accessible Flat	One	3.0
	Two	3.5

Note: The standards in Table 2 seek to secure a minimum storage space equivalent to approximately 5% of the gross internal floor area of the dwelling. (The figures in the table have been rounded to the nearest 0.5 sq. m). This storage space should be provided within or adjacent to the dwelling. In addition minimum standards apply for the provision of waste and recycling storage; reference should be made to the Council’s Waste Storage and Collection Planning Guidance



## Appendix 3 References

1. West Sussex Today 4<sup>th</sup> November 2013 “Brighton deal could boost Mid Sussex jobs”
2. Employment Land Review Part II – Final Draft Report, G L Hearn. October 2010.
3. HAPPI: Housing our Ageing Population: Panel for Innovation (HAPPI); Homes and Communities Association
4. HAPPI 2: Housing our Ageing Population: Plan for Implementation (HAPPI2) Report (2012); All Party Parliamentary Group on Housing and Care for Older People,